



1B Wordsworth Close, Dukinfield, SK16 5DS

£275,000

Set on Wordsworth Close in Dukinfield, this well presented three bedroom semi detached home is sure to catch the eye of young families and couples looking for a home they can move straight into. With far reaching views to the front, a South facing garden, and plenty of green open spaces nearby, this is a property that offers the perfect balance of being close to countryside whilst feeling well connected.

As you arrive, a neat front garden and driveway parking create an inviting first impression. Step through the entrance vestibule into a comfortable lounge, whilst to the rear the kitchen diner provides a fantastic space for everyday family life. Double doors open directly onto the rear garden, helping to bring the outside in during the warmer months.

Upstairs you will find two double bedrooms, alongside a single bedroom complete with built in storage, making an ideal child's room, nursery, or home office. The accommodation is completed by a modern shower room finished in a contemporary style.

The South facing rear garden is a real selling point here. Well maintained and thoughtfully arranged, it offers a patio seating area, lawn, and established planted borders -

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Entrance Vestibule

Door to:

Lounge

15'5" x 15'7" (4.70m x 4.75m)

Bay window to front elevation. Two double radiators. Feature fireplace with inset gas fire. Ceiling light. Access to under stairs storage cupboard. Door to kitchen. Stairs to first floor.

Kitchen/Diner

8'8" x 15'7" (2.64m x 4.75m)

Fitted with matching range of base and eye level cream gloss units with coordinating worktops over. Integrated fridge freezer. Integrated dishwasher. Plumbed for automatic washing machine. One and a half bowl stainless steel sink with drainer and mixer tap. Freestanding gas oven with four ring gas hob. Window to rear elevation. Double doors to rear leading out to garden. Single radiator. Two ceiling lights.

Stairs and Landing

Window to side elevation. Fitted carpet. Ceiling light. Loft hatch providing access to loft space. Doors to all bedrooms and bathroom.

Master Bedroom

13'0" x 8'10" (3.96m x 2.69m)

Window to front elevation. Radiator. Ceiling light.

Bedroom Two

11'5" x 8'9" (3.48m x 2.67m)

Window to rear elevation. Radiator. Ceiling light. Boiler cupboard.

Bedroom Three

10'1" x 6'7" (3.07m x 2.01m)

Fitted carpet. Double radiator. Built-in double wardrobe. Ceiling light. Window to front elevation.

Shower Room

Window to rear elevation. A fully tiled shower room featuring walk in shower enclosure with mains fed shower, WC and hand wash basin with vanity unit under. Heated towel rail.

Outside and Gardens

A south facing rear garden mainly laid to lawn with patio and mature planted borders.

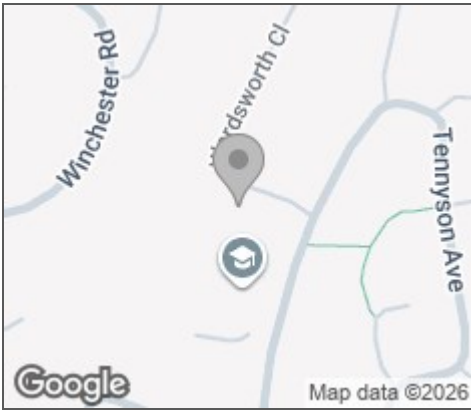
Additional Information

Tenure: Freehold

EPC Rating: TBC

Council Tax Band:





Ground Floor

Approx. 35.7 sq. metres (384.4 sq. feet)

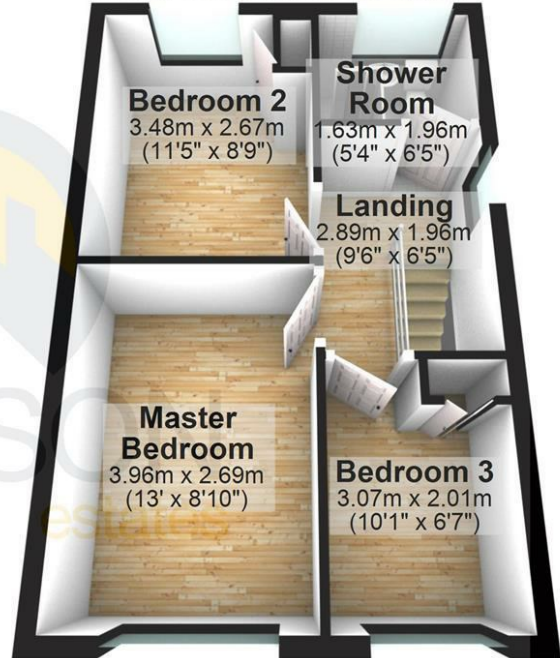


Kitchen/Diner
2.64m x 4.75m
(8'8" x 15'7")

Lounge
4.70m x 4.75m
(15'5" x 15'7")

First Floor

Approx. 36.3 sq. metres (391.2 sq. feet)



Bedroom 2
3.48m x 2.67m
(11'5" x 8'9")

Shower Room
1.63m x 1.96m
(5'4" x 6'5")

Landing
2.89m x 1.96m
(9'6" x 6'5")

Master Bedroom
3.96m x 2.69m
(13' x 8'10")

Bedroom 3
3.07m x 2.01m
(10'1" x 6'7")

Total area: approx. 72.1 sq. metres (775.5 sq. feet)

Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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