



16 Osprey Close, Dukinfield, SK16 5QE

£495,000

If you are looking for a home that gives you plenty of room to spread out, this one on Osprey Close is well worth a look. It is a generous detached property with four bedrooms, two bathrooms, a large conservatory, an attached garage and a good sized driveway, so there is certainly no shortage of space here.

The ground floor has a really practical layout for family life. The lounge sits at the front of the house and is a bright, comfortable room, opening into a dining room, while to the rear you will find a spacious kitchen. The kitchen has plenty of storage and workspace and features a generous kitchen island, making this a great space for everything from busy weekday breakfasts to having friends and family over.

The large conservatory is a particularly useful addition. Overlooking the garden, it gives you that extra bit of space that every family seems to need, whether that is for the children to play, a second sitting room, a home office or simply somewhere to sit with a coffee and enjoy the garden.

There is also a downstairs WC and an attached garage, which provides useful storage and could offer further possibilities for the future, subject to the relevant permissions.

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, Dukinfield, SK16 5QE

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The location is another big positive. Osprey Close is ideally positioned in a location that manages to feel tucked away, whilst remaining perfectly connected for everyday family life, with local shops, schools, parks and leisure facilities all within easy reach. Dukinfield itself has a good range of amenities, while nearby Stalybridge and Hyde provide further shopping, cafés, restaurants and supermarkets. Ashton-under-Lyne is also just a short drive away, giving you even more choice when it comes to shopping and entertainment.

There are plenty of opportunities to get outdoors too, with local parks and green spaces nearby, while the surrounding Tameside countryside is easily accessible when you fancy a longer walk. For commuters, the property is well placed for access to the surrounding towns and Manchester, with good road links nearby.

Entrance Hall

7'7" x 3'3" (2.32m x 1.00m)

Door to:

Lounge

17'1" x 10'11" (5.20m x 3.34m)

Window to front elevation. Feature fireplace. Ceiling light. Wall lights. Open plan to:

Dining Room

9'4" x 8'6" (2.84m x 2.60m)

Ceiling light. Door to kitchen. Double doors to conservatory.

Kitchen/Dining Room

19'7" x 12'11" (5.96m x 3.93m)

Fitted with a matching range of base and eye level units with worktop space over. Sink with drainer

and mixer tap. Tiled splashbacks. Integrated fridge/freezer (newly installed 2026) Integrated dishwasher (newly installed 2026) Built in eye level double oven. Built in hob with extractor hood over. Built in microwave. Integrated washing machine (newly installed 2025).

Conservatory

17'4" x 10'11" (5.29m x 3.34m)

Double glazed windows to sides, pitched solid roof with skylight, half conservatory roof, double glazed French doors opening out to rear garden.

Cloakroom/WC

4'7" x 6'10" (1.40m x 2.09m)

Window to front elevation. Two piece suite comprising wall mounted wash hand basin and low-level WC. Tiled walls. Heated towel rail.

Garage

19'0" x 8'6" (5.78m x 2.58m)

Up and over door to front. Window to rear.

Stairs and Landing

7'9" x 10'10" (2.35m x 3.29m)

Storage cupboard housing Worcester boiler (Newly installed in 2025)

Bedroom One

18'0" x 10'11" (5.49m x 3.34m)

Double glazed window to front, radiator, built-in bedroom furniture.

En-suite Shower Room

2'11" x 7'7" (0.90m x 2.30m)

Three piece suite comprising shower enclosure, vanity wash hand basin and low-level WC tiled walls, window to side.

Bedroom Two

9'4" x 10'6" (2.85m x 3.19m)

Double glazed window to rear, radiator, fitted wardrobes and over-head cupboards.

Bedroom Three

7'2" x 10'11" (2.19m x 3.34m)

Double glazed window to rear, radiator, fitted wardrobes and over-head cupboards.

Bedroom Four

7'7" x 10'6" (2.32m x 3.19m)

Double glazed window to front, radiator, fitted wardrobes and over-head cupboards.

Bathroom

6'0" x 7'7" (1.84m x 2.30m)

Three piece suite comprising bath, vanity wash hand basin and low-level WC, tiled walls, window to side, heated towel rail, door to:

Outside and Gardens

To The Front, A Spacious Block Paved Driveway Provides Off Road Parking For Multiple Vehicles And Leads To The Garage, With A Maturely Planted Shrub Border Adding A Lovely Touch Of Kerb Appeal.

To The Rear, The Property Enjoys A Generous, Fully Enclosed And Well Maintained Garden. A Large Paved Patio Provides An Excellent Space For Outdoor Dining And Relaxing, With Steps Leading Up To A Well Kept Lawn Framed By Mature, Well Stocked Planted Borders.

Please note that the seller has made us aware that an area to the side of the property has been identified as having the presence of Japanese Knotweed. A comprehensive five year treatment plan is currently in place, which commenced in 2026 and is fully covered by a guarantee.

Prospective purchasers are advised to satisfy themselves as to the nature and extent of the treatment plan and any associated guarantees as part of their own enquiries.

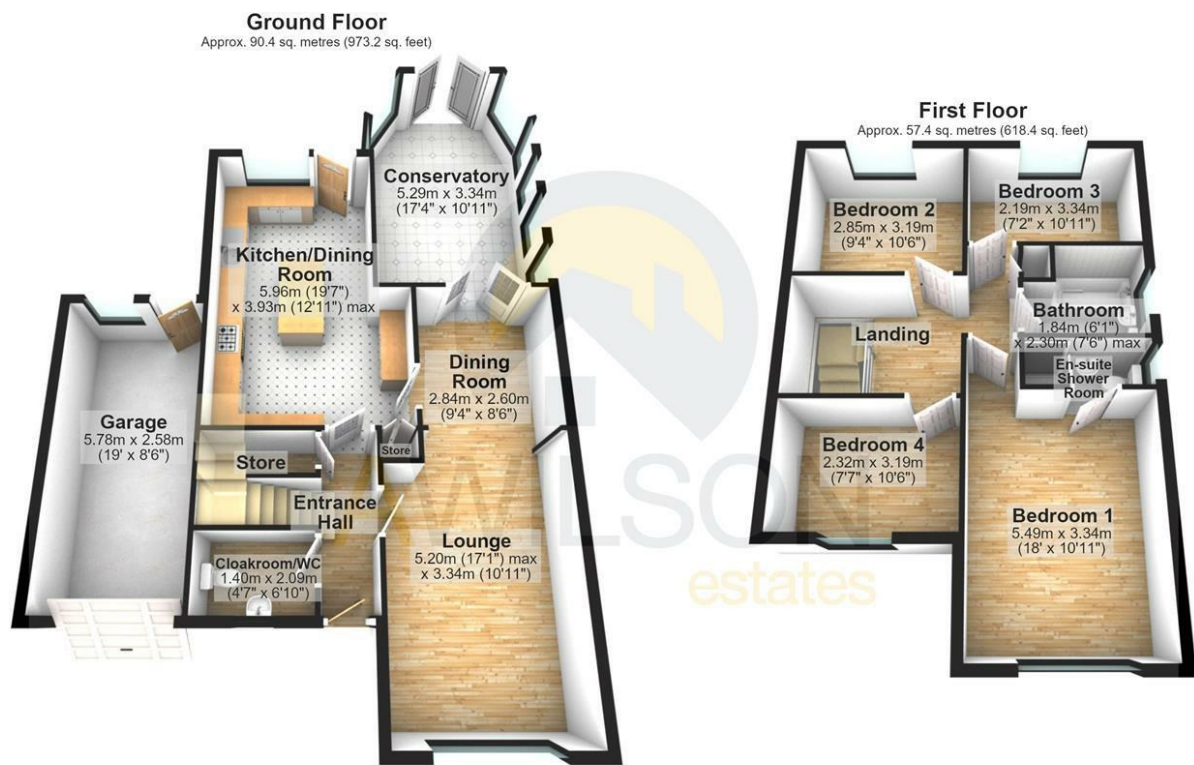
Additional Information

Tenure: Freehold

EPC Rating: C

Council Tax Band: E





Total area: approx. 147.9 sq. metres (1591.6 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 **Sales** 0161 303 0778 **Email:** info@awilsonestates.com www.awilsonestates.com