



25 Warwick Close, Dukinfield, SK16 5SD

£215,000

Situated on a quiet cul de sac within the popular Richmond Park estate, this well presented two bedroom property offers an excellent opportunity for first time buyers or those looking to downsize. With driveway parking, a private rear garden, and no vendor chain, this home has much to offer.

To the front, a driveway provides parking for two cars alongside a low maintenance lawn. Step inside via a handy entrance vestibule into a bay fronted lounge featuring a feature fireplace – a cosy space to relax and unwind. At the rear, the stylish kitchen diner is fitted with sleek white gloss units and contrasting black worktops. Double doors open onto the rear garden, creating a seamless indoor outdoor flow perfect for entertaining or summer barbecues.

Upstairs, the master bedroom is a generous double with fitted wardrobes featuring motion activated lighting. The second bedroom is also a double and includes a built in storage cupboard. The family bathroom is fitted with a modern three piece suite, complete with a mains fed rainfall shower over the bath.

The rear garden is low maintenance and laid with patio, providing a practical outdoor space to enjoy.

25 Warwick Close

, Dukinfield, SK16 5SD

£215,000



Entrance Vestibule

Window to side elevation. Door to:

Lounge

14'8" x 11'9" (4.47m x 3.58m)

Bay window to front elevation. Feature fireplace. Double radiator. Stairs to first floor. Door to:

Kitchen/Diner

10'11" x 11'9" (3.33m x 3.58m)

Fitted with a matching range of base and eye level white gloss units with worktop space over. Composite sink with single drainer and mixer tap. Plumbed for automatic washing machine. Integrated fridge freezer. Window to rear elevation. Double radiator. Double doors to rear garden.

Stairs and Landing

Doors to both bedrooms and family bathroom.

Master Bedroom

11'3" x 11'9" (3.43m x 3.58m)

Window to front elevation. Fitted with series of fitted wardrobes with motion activated lighting with dimmer functions. Radiator Ceiling light.

Bedroom Two

10'11" x 6'6" (3.33m x 1.98m)

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

Bathroom

7'7" x 4'10" (2.31m x 1.47m)

Window to rear elevation. Fitted with three piece suite comprising white panelled bath with

glass shower screen and rainfall style mains fed shower over, hand wash basin and WC. Heated towel rail. Ceiling light.

Outside and Gardens

Low maintenance rear garden laid with patio.

Additional Information

Tenure: Leasehold

EPC Rating: C

Council Tax Band:





Ground Floor

Approx. 29.6 sq. metres (318.1 sq. feet)



Kitchen/Diner
3.33m x 3.58m
(10'11" x 11'9")

Lounge
4.47m x 3.58m
(14'8" x 11'9")

Entrance Vestibule

First Floor

Approx. 28.2 sq. metres (303.3 sq. feet)



Bedroom 2
3.33m x 1.98m
(10'11" x 6'6")

Bathroom
2.31m x 1.47m
(7'7" x 4'10")

Landing

Master Bedroom
3.43m x 3.58m
(11'3" x 11'9")

Total area: approx. 57.7 sq. metres (621.5 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		73	
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

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