

# DAWSONS

Property Professionals since 1925

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## Rowan Crescent, Dukinfield, SK16 5ET

Dawsons are pleased to bring to market this three bedroom property. The property has been recently refurbished to include a newly fitted kitchen, bathroom suite and floorings. Ideally suited to growing families within easy reach of primary schools, local amenities and transport links. No forward vendor chain. Internal inspection is highly recommended.

**Offers In The Region Of £210,000**



**CHARTERED SURVEYORS, ESTATE AGENTS  
& PROPERTY MANAGEMENT SPECIALISTS**



# Rowan Crescent, Dukinfield, SK16 5ET

- Three good sized bedrooms
- Popular location
- Internal viewing highly recommended
- Gardens front and rear
- Close to local amenities
- Ideally suited to a growing family
- No vendor chain
- Excellent commuter links nearby

## Ground Floor

### Hallway

Door to front, stairs to first floor, doors to:

### Reception Room

13' x 12' (3.96m x 3.66m )  
uPVC double glazed bay window, feature fireplace, gas central heating radiator.

### Dining Room

10' x 9' (3.05m x 2.74m )  
uPVC double glazed French doors leading to rear garden, gas central heating radiator, door to kitchen.

### Kitchen

9' x 11' (2.74m x 3.35m )  
uPVC double glazed window, newly fitted kitchen comprising of a range of wall and base units with worksurface over, inset sink and drainer with mixer tap, tiled splashbacks, built in electric oven and hob with extractor hood over, plumbing for automatic washing

machine, recessed spotlights, laminate flooring, gas central heating radiator, uPVC door leading to rear garden.

## First Floor

### Landing

Doors leading to, loft access, boiler in loft space.

### Bedroom 1

12' x 12' (3.66m x 3.66m )  
uPVC double glazed window, storage cupboard, gas central heating radiator.

### Bedroom 2

10' x 9' (3.05m x 2.74m )  
uPVC double glazed window, gas central heating radiator.

### Bedroom 3

6' x 11' (1.83m x 3.35m )  
uPVC double glazed window, gas central heating radiator.

### Bathroom

9' x 11' (2.74m x 3.35m )  
uPVC double glazed window, recently

fitted with a three piece suite comprising panelled bath with shower over, glass shower screen, vanity wash hand basin, low level WC, wall mounted mirror, part tiled, gas central heating radiator.

## Externally

Lawned garden to front with steps leading down to entrance. Enclosed low maintenance garden to rear with brick built outhouse.

## AML Checks

We are required by law to conduct Anti Money Laundering (AML) checks for all vendors and purchasers. A non refundable fee of £15 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

This is a legal requirement to meet HMRC and UK law guidelines .

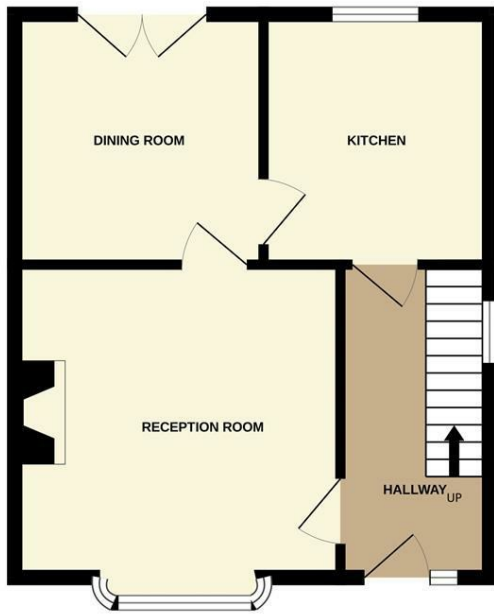


## Directions

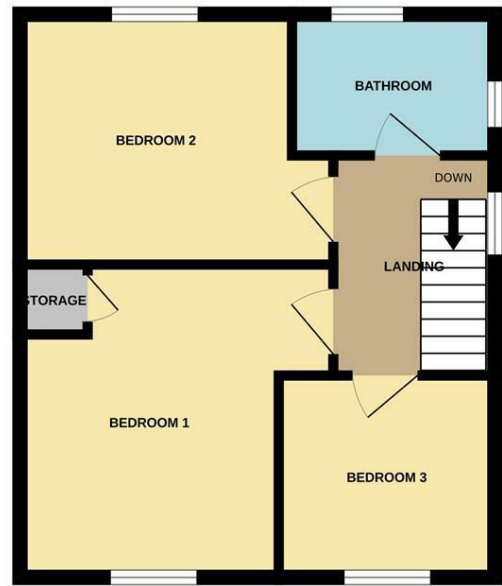


# Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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