



## **39 Fir Tree Crescent, Dukinfield, SK16 5EH**

**£380,000**

A Wilson Estates are delighted to offer for sale this three bedroom detached true bungalow, set on Fir Tree Crescent in Dukinfield. Occupying a generous plot with far reaching views, this home already boasts an extended footprint of over 1,400 sq ft. Whilst now ready for some modernisation, it presents an excellent opportunity for anyone seeking a spacious, single level home with plenty of potential.

On arrival, a block paved driveway provides ample off road parking and leads to the attached garage, complemented by a neatly maintained front lawn. The welcoming entrance hall includes a convenient WC just off it.

The lounge is bright and spacious offering a comfortable space to relax, while the open plan kitchen diner provides plenty of room for everyday living and family meals. From here, the property flows into a large conservatory, adding further versatile living space.

An inner hallway leads to the sleeping accommodation, which comprises two generously sized double bedrooms overlooking the rear garden, along with a third single bedroom that would work equally well as a home office or hobby room. A good sized family bathroom completes the internal layout.

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, Dukinfield, SK16 5EH

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## Entrance Hall

Door WC. Door to Lounge:

## WC

Porthole window to front. WC and Hand wash basin. Radiator.

## Lounge

14'10" x 21'6" (4.52m x 6.55m)

Window to front elevation. Two Radiators. Ceiling light. Door to:

## Dining Room

9'5" x 9'6" (2.87m x 2.90m)

Open plan with kitchen. Radiator. Ceiling light. Door to Inner Hallway

## Kitchen

9'5" x 8'9" (2.87m x 2.67m)

Fitted with base and eye level units with coordinating worktops over. Freestanding cooker. Sink with drainer and mixer tap. Window to side elevation.

## Conservatory

Fully glazed windows. Door to side. Ceiling light. Wall mounted heater.

## Inner Hallway

Doors to bedrooms and family bathroom.

## Bedroom One

16'3" x 12'3" (4.96m x 3.74m)

Fitted wardrobes. Ceiling light. Window to rear. Radiator. Sliding door to side.

## Bedroom Two

16'3" x 8'11" (4.95m x 2.72m)

Fitted wardrobes. Ceiling light. Window to rear. Radiator.

## Bedroom Three

8'2" x 8'11" (2.49m x 2.72m)

Fitted wardrobes. Ceiling light. Window to side. Radiator.

## Bathroom

Bath. WC, Hand wash basin and shower cubicle. Double radiator. Ceiling light,

## Garage

Fitted with power and lighting. Wall mounted Combi boiler. Electric roll up and over door to front. Sink plumbed in.

## Outside and Gardens

## Additional Information

Tenure: Leasehold

EPC Rating: D

Council Tax Band: D





## 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | 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](mailto:info@awilsonestates.com) [www.awilsonestates.com](http://www.awilsonestates.com)