



16 Wells Drive, Dukinfield, SK16 5RS

£435,000

A Wilson Estates are delighted to offer for sale this four bedroom detached family home, ideally positioned on the ever popular Richmond Park Estate in Dukinfield. Boasting an extended floorplan, four generous double bedrooms (two with en suites), and an impressive tandem garage stretching almost 29 feet in length, this property offers everything a growing family could need. With further potential to extend (subject to the necessary planning permissions), it's a home perfectly suited to busy family life.

Situated at the head of a quiet cul-de-sac, the property is approached via a block paved driveway, complemented by a neat front lawn with planted borders. Step inside into a welcoming entrance hall, with a handy WC just off it. To the front of the home is the first of two lounges - decorated in calming neutral tones and featuring a bay window and a feature fireplace- creating the perfect place for the grown ups to relax and unwind once the children are in bed.

Double doors lead through to the dining room, offering ample space for family meals, and with French doors opening out onto the rear garden. From here, you can access the second lounge, positioned at the rear of the property. With wooden flooring and its own set of French doors leading outside, this versatile space works beautifully as a family room.

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Externally, the rear garden has been thoughtfully designed for low maintenance, featuring artificial turf, resin patio areas, and planted borders-perfect for relaxing in the sun or hosting summer BBQs. The garden also provides access to the substantial tandem garage, stretching approximately 29 feet in length, making it ideal for use as a workshop or for additional storage.

When the garage was constructed, the current owners ensured footings were put in place to support a potential second storey extension above. This offers an exciting opportunity to further increase the first floor accommodation in the future, subject to the necessary planning permissions.

The estate itself has long been highly regarded and remains a popular choice for families, offering close proximity to a range of well regarded local schools including St Mary's RC Primary, Yew Tree Primary, Ravensfield Primary, All Saints Catholic High School, and Rayner Stephens High School.

A wide selection of amenities can also be found nearby, including a gymnasium, playgrounds, library, chemist, supermarket, and more - catering for all day-to-day needs.

For commuters, Hyde North train station is less than a five minute walk away, providing regular direct services into Manchester City Centre and beyond.

Viewings are strictly by appointment only - please contact A Wilson Estates to arrange yours.

Entrance Hall

Stairs to first floor. Door to:

WC

Window to front. Fitted with WC and inset

Lounge

15'4" x 10'8" (4.67m x 3.25m)

Bay window to front elevation. Feature fireplace with inset gas fire. Double radiator. Double doors to:

Kitchen/Breakfast Room

12'1" x 12'0" (3.68m x 3.66m)

Window to front elevation. Fitted with matching range of base and eye level units with coordinating worktops over plus breakfast bar. Built in electric oven with four ring gas hob and extractor over. Inset one and a half bowl sink with mixer tap and drainer. Plumbed for automatic washing machine. Integrated dishwasher. Integrated fridge freezer. Door to:

Sitting Room

14'8" x 12'0" (4.47m x 3.66m)

Double doors leading out to rear garden. Radiator. Ceiling light. Access to under stairs storage cupboard. Door to:

Dining Room

10'0" x 14'0" (3.05m x 4.27m)

Double doors leading out to rear garden. Ceiling light. Radiator. Double doors to lounge.

Stairs and Landing

Doors to all bedrooms and family bathroom.

Master Bedroom

21'10" x 9'1" (6.65m x 2.77m)

Window to rear elevation. Range of Fitted wardrobes and mirrored vanity unit. Ceiling lights. Radiator. Door to:

En-suite Shower Room

Window to front elevation. Walk in double shower enclosure. Vanity unit with inset sink. Heated towel rail.

Bedroom Two

13'11" x 8'9" (4.24m x 2.67m)

Window to rear elevation. Double radiator, Ceiling light.

En-suite

Fitted with three piece suite comprising of shower enclosure, vanity unit with inset sink, and WC. Heated towel rail. Ceiling light.

Bedroom Three

11'1" x 10'7" (3.38m x 3.23m)

Window to front elevation. Radiator. Ceiling light.

Bedroom Four

10'6" x 7'11" (3.20m x 2.41m)

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

Bathroom

Window to front, Fitting with white three-piece suite comprising of panelled bath with mixer taps plus mains fed shower and glass shower screen, hidden cistern WC, and vanity unit with inset hand wash basin. Wall mounted heated towel rail. Fully tiled walls. Downlights to ceiling. Window to front elevation. Access to storage cupboard.

Outside and Gardens

Block paved driveway providing off road parking for two vehicles. Front lawn with planted borders. Low maintenance garden to the rear mainly laid with artificial turf with resin patio areas and planted borders. Access round the side of the garage to a bin store area with canopy over,

Tandem Garage

28'9" x 12'2" (8.76m x 3.71m)

Window to side elevation. Electric up and over door. Fitted with power and lighting.

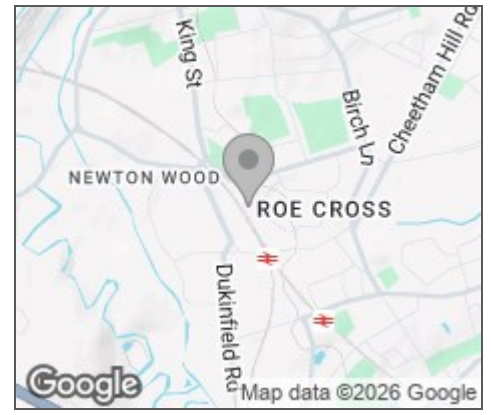
Additional Information

Tenure: Leasehold

EPC Rating: C

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	Environmental Impact (CO ₂) Rating		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	70 → 80	England & Wales		EU Directive 2002/91/EC	

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