



## 19 Southfield Close, Dukinfield, SK16 5RX

**Offers Over £235,000**

A Wilson Estates are excited to bring to the market this beautiful three bedroom home. The current owners fondly call it their "hidden gem" and once you step inside, you'll understand exactly why - tucked away in a corner of Southfield Close, on the popular Richmond Park estate, the front of the house looks modest and unassuming, but step inside and you're greeted with a stylish, spacious home that's full of surprises.

The light filled entrance hallway leads into a welcoming lounge. Decorated in calming, neutral tones and featuring a bay window overlooking the garden, it's the perfect spot to curl up with a book or enjoy a relaxed evening in.

The kitchen diner is another highlight. Spacious enough for family meals and gatherings with friends, it has double doors opening straight onto the garden and even its very own bar! It really is a space that was made for entertaining.

Upstairs, you'll find two generous double bedrooms, a third single room that works perfectly as a nursery, guest room, or a home office, and a modern three piece family bathroom.

# 19 Southfield Close

, Dukinfield, SK16 5RX

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## Hallway

Door to:

## Lounge

13'5" x 14'2" (4.08m x 4.32m)

Bay window to rear elevation. Radiator. Stairs to first floor. Door to:

## Kitchen/Diner

10'4" x 14'2" (3.16m x 4.32m)

Fitted with a matching range of base and eye level units with worktop space over. Integrated fridge/freezer. Plumbing for automatic washing machine. Built-in electric oven with four ring gas hob and extractor hood over. window to side elevation. Radiator. Double doors to rear.

## Stairs and Landing

Door to:

## Master Bedroom

13'9" x 8'3" (4.19m x 2.51m)

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

## Bedroom Two

10'0" x 8'3" (3.05m x 2.51m)

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

## Bedroom Three

9'5" x 5'8" (2.86m x 1.73m)

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

## Bathroom

The fully tiled bathroom features a white three

piece suite, including a panelled bath with a mains fed shower over, complete with a waterfall showerhead and an additional handheld attachment, complemented by a glass shower screen. There is a vanity unit with an inset sink and a hidden cistern WC, along with a black heated towel rail. Window to the side elevation. Downlights to the ceiling.

## Outside and Gardens

To the front there is allocated parking for one vehicle plus additional visitor parking. To the rear and side there is a spacious wrap around garden. South facing, this is a garden that enjoys the sun all day long.

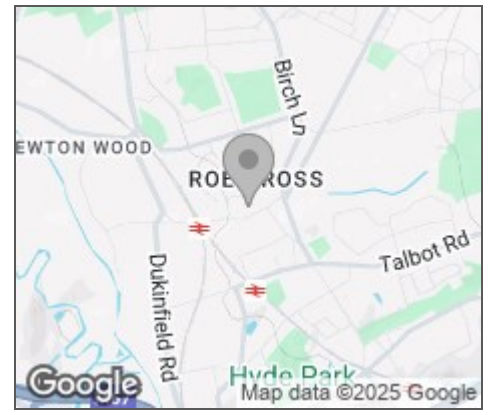
## Additional Information

Tenure: Leasehold

EPC Rating: D

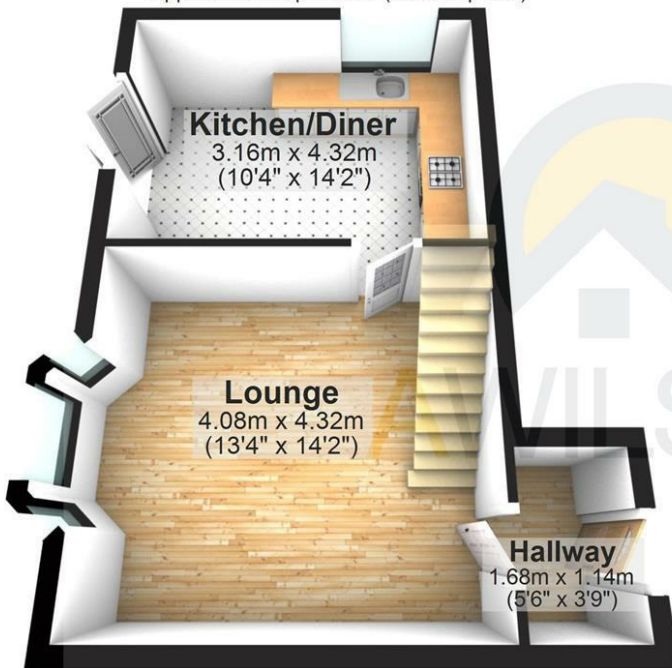
Council Tax Band: B





### Ground Floor

Approx. 34.0 sq. metres (366.2 sq. feet)



### First Floor

Approx. 31.8 sq. metres (342.7 sq. feet)



Total area: approx. 65.9 sq. metres (708.9 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	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D			65	(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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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