



### 3 Pine Grove, Dukinfield, SK16 5EQ

**£290,000**

Situated on a quiet cul de sac in Dukinfield, this three bedroom detached bungalow comes to the market offering a peaceful setting with lovely views to the front. Whilst some modernisation is required, the potential here is clear to see. With an extended footprint, driveway parking and a garage, this is a home with so much to offer.

As you approach, you are greeted by a neat front garden with planted borders, including a beautiful cherry blossom tree. A driveway runs along the side of the bungalow, leading to the garage and comfortably providing off road parking for two vehicles.

Step inside into an entrance vestibule which leads through to a hallway with a useful storage cupboard. This is a versatile space that could easily be utilised as a home office if required. The lounge sits to the front of the home and is a generously sized room, with dual aspect windows allowing plenty of natural light in. The kitchen is adjacent and offers ample cabinet and worktop space, along with a door providing access to the outside.

All three bedrooms are positioned to the rear of the property. The main bedroom has been extended and benefits from fitted wardrobes, along with access to the conservatory and the integral garage.

# 3 Pine Grove

, Dukinfield, SK16 5EQ

**£290,000**



The property is well placed for local amenities, including a nearby Co-Op and public house, with convenient access via bus or car into Dukinfield and Stalybridge where a wider range of facilities can be found, including a library, chemists and a selection of independent coffee shops.

For those who enjoy the outdoors, Gorse Hall is within walking distance, offering miles of scenic walks through woodland and meadow, along with far-reaching views across Tameside, the Pennines and beyond.

Stalybridge railway station is approximately one mile away, providing regular rail links into Manchester, Huddersfield and further afield, making this an ideal location for commuters.

Offered for sale with no vendor chain, Pine Grove presents an excellent opportunity for a range of buyers. Viewings are strictly by appointment - please contact A Wilson Estates to arrange a suitable time and date.

## **Entrance Vestibule**

Sliding doors, front door into the entrance hallway.

## **Hallway**

Doors to Bedrooms and bathroom. Access to storage cupboard. Door to:

## **Lounge**

16'3" x 12'6" (4.95m x 3.81m)  
Window to side elevation. Window to front elevation.  
Gas fireplace. Double radiator. Ceiling light. Door to:

## **Kitchen**

16'3" x 9'4" (4.95m x 2.85m)  
Window to front elevation. Window to side elevation.  
Fitted with range of base and eye level units with

worktop space over. Plumbed for washing machine. Space for fridge freezer. Built in eye level electric oven. Four ring hob. Double radiator. Side door leading outside.

## **Bathroom**

Fitted with white three-piece suite comprising WC, hand wash basin, and walk in bath with electric shower over. Downlights to ceiling. Heated towel rail. Fully tiled walls. Window to side elevation.

## **Bedroom One**

16'4" x 9'6" (4.98m x 2.90m)  
Fitted robes. Radiator. Ceiling light. Door to garage. Double doors to conservatory.

## **Bedroom Two**

12'0" x 7'9" (3.66m x 2.36m)  
Window to side elevation. Ceiling light. Radiator.

## **Bedroom Three**

7'11" x 8'7" (2.41m x 2.62m)  
Window to rear elevation. Radiator. Ceiling light. Staircase leading to loft area.

## **Conservatory**

Double doors leading out to rear garden.

## **Garage**

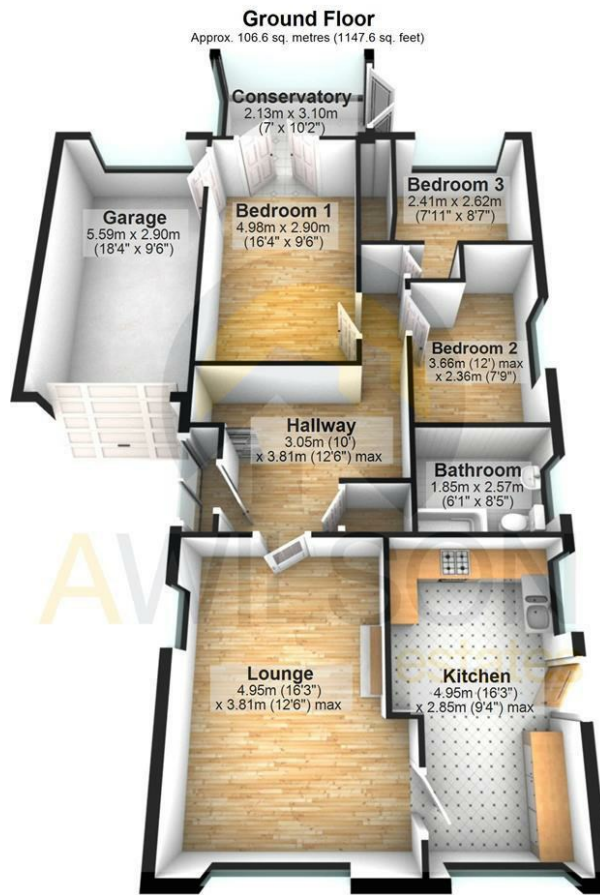
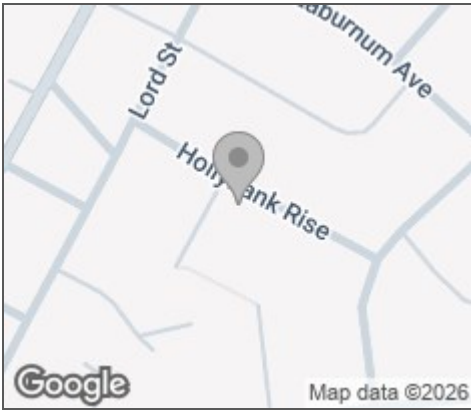
Window to rear, Up and over door. Ceiling light. Door to Bedroom One.

## **Additional Information**

Tenure: TBC  
EPC Rating: TBC  
Council Tax Band: C

## **Outside and Gardens**





Total area: approx. 106.6 sq. metres (1147.6 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) <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 www.awilsonestates.com