

DAWSONS

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Lyne Edge Crescent, Dukinfield, SK16 5HD

This stunning 3-bedroom mews property has been fully renovated to an exceptional standard, offering a "brand new" feel throughout. Perfect for professionals or families, the home combines modern efficiency with high-end aesthetics.

Every inch of this home has been updated with high-quality fixtures and fittings.

Stylish contemporary Kitchen with free standing washing machine & Fridge/Freezer. Two reception rooms. Designer style bathroom with three piece white suite & rain water shower.

Two spacious double bedrooms and a well-proportioned single, ideal for a child's room or home office.

Modern Efficiency: Fitted with a brand-new, energy-efficient boiler and heating system.

Enjoy private gardens to both the front and rear—perfect for summer hosting.

This property **MUST** be viewed to see all it has to offer!

£1200 per calendar month plus holding deposit

Council Tax Band "A"

Energy Efficiency Rating C

£1,200 Per Calendar Month



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



Lyne Edge Crescent, Dukinfield, SK16 5HD

- Fully renovated throughout to an excellent standard
- Front & rear gardens
- Popular residential location
- Stunning brand new Fitted Kitchen Inc Washing machine & Fridge/Freezer
- Finished to a high specification
- Brand new boiler
- Walking distance to Primary & Secondary schools
- This property must be viewed to be fully appreciated

Lounge

11'2" x 12'0" (3.42m x 3.66m)

Lounge - 3.42m x 3.66m

Dining Room

10'0" x 9'0" (3.05m x 2.76)

Dining Room - 3.05m x 2.76m (10'0" x 9'1") Window to rear

Kitchen

10'0" x 10'4" (3.05m x 3.15m)

Kitchen - 3.05m x 3.15m (10'0" x 10'4") - Window to rear, door to rear garden

Bedroom 2

9'0" x 13'5" (2.76m x 4.10m)

Bedroom 2 - 2.76m x 4.10m Window to rear, radiator.

Bedroom 3

8'9" x 7'9" (2.69m x 2.38m)

Bedroom 3 - 2.69m x 2.38m (8'10" x 7'10") - Window to front, radiator.

Bedroom 1

12'2" x 11'2" (3.71m x 3.42m)

Bedroom 1 - 3.71m x 3.42m (12'2" x 11'3") - Window to front, radiator.

Boiler cupboard



Directions



Floor Plan

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.

