



34 Fir Tree Crescent, Dukinfield, SK16 5EH

Offers Over £285,000

If views are your thing, this three bedroom semi detached home on Fir Tree Crescent in Dukinfield could be exactly what you are looking for. Ideally positioned at the head of a T junction, whether you are relaxing in the lounge or the master bedroom, you are treated to breathtaking open views over Manchester City Centre and beyond.

Offered with no vendor chain and featuring a spacious floorplan over two floors, this property is sure to appeal to a wide range of buyers.

From the front, the home is approached via a neat lawn and driveway providing off road parking. Step inside to a welcoming entrance hallway with stairs leading to the first floor. To the left, the lounge flows into the dining area, creating a bright and sociable space. The extended kitchen benefits from ample worktop space and storage, and a hallway just off the kitchen leads to the third bedroom and shower room - ideal for teenagers or visiting guests.

Upstairs, the master bedroom is impressive, originally two rooms that have been combined to create a generous space with fully fitted wardrobes and wall-to-wall windows framing the incredible views. The second bedroom to the rear is another generous double, while the family bathroom is stylish and modern, featuring a walk-in shower and elegant gold fittings.

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Hall

Stairs to first floor. Radiator. Door to:

Lounge/Dining Room

24'1" x 11'3" (7.34m x 3.43m)

Window to front elevation. Double radiator. Vertical radiator. Double doors to rear garden. Door to:

Kitchen

9'11" x 19'1" (3.02m x 5.82m)

Fitted with range of base and eye level units with coordinating worktops over. Plumbing for automatic washing machine. Space for fridge/freezer. Space for dishwasher. Two windows to rear elevation. Under stairs storage cupboard.

Inner Hall

Door to:

Bedroom Three

8'8" x 8'10" (2.64m x 2.69m)

Window to front elevation. Radiator. Ceiling light.

Shower Room

Sliding door. Shower cubicle. WC. Hand wash basin. Ceiling light.

Stairs and Landing

8'7" x 6'5" (2.62m x 1.96m)

Storage cupboard. Window to side elevation. Door to bedroom and family bathroom.

Master Bedroom

12'6" x 17'3" (3.81m x 5.26m)

Two windows to front elevation. Fitted wardrobes. Two ceiling lights. Two radiators.

Bedroom Two

11'3" x 10'6" (3.43m x 3.20m)

Window to rear elevation. Radiator. Ceiling light.

Shower Room

Window to rear elevation. Fitted with three piece suite comprising walk in shower cubicle, WC and hand wash basin. Heated towel rail.

Outside and Gardens

Front lawn and driveway to front elevation. Private enclosed rear garden laid to lawn with raised decking area and additional patio. Side garden with large shed fitted with lighting and power.

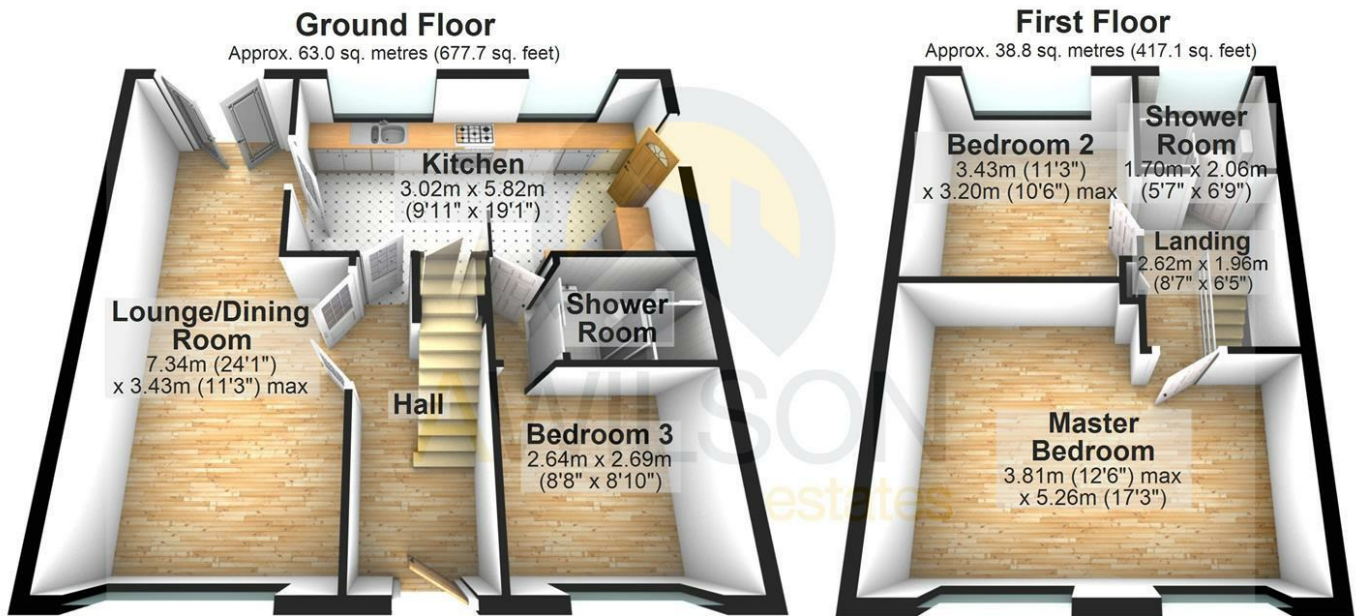
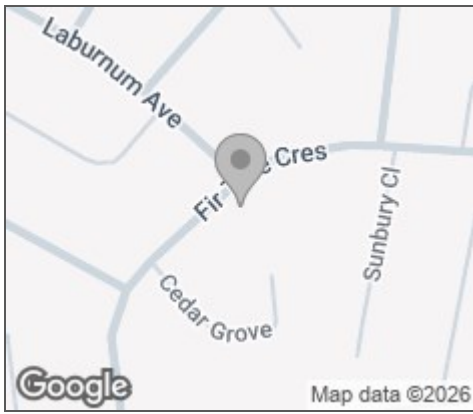
Additional Information

Tenure: Leasehold

EPC Rating: D

Council Tax Band: C





Total area: approx. 101.7 sq. metres (1094.8 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) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			85
			62

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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