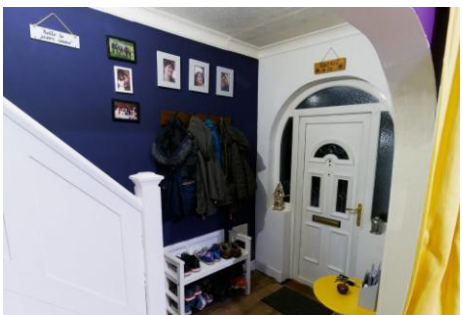


261 Birch Lane, Dukinfield, Via Hyde, Cheshire, SK16 5AU



- IDEAL FAMILY HOME
- Semi Detached
- Three Bedrooms
- Two Reception Rooms
- Driveway and Front Garden

- Large Integral Garage
- Private Enclosed Rear Garden
- Entrance Hallway
- Separate w/c
- Private Rear Aspect

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MAIN DISCRIPTION

Stepping Stones are delighted to offer for sale this three bedroom semi-detached family home situated within a desirable part of Dukinfield.

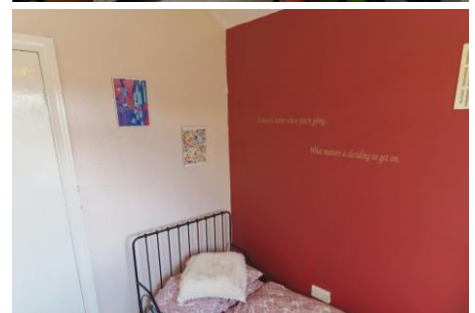
Dukinfield is situated at the edge of the Cheshire Plain where it meets the Pennines, ideally located for excellent road/transport links, amenities and local Schools.

Internally the accommodation in brief comprises; Entrance Hallway, Front Reception, Living room, Kitchen, Large integral garage with vehicular access to the ground floor and three Bedrooms (two double), Bathroom and Separate w/c to the first floor.

Externally there is a driveway with front garden and to the rear is a well-stocked lawned garden with a private aspect and raised patio.

The property is an ideal family home and has the scope to extend further subject to planning permission to the rear or into the large garage.

The property is being sold due to relocation and the family have noted that they have enjoyed living in the house and the space on offer.



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ENTRANCE HALL

uPVC double glazed entrance door to hallway with stairs to the first floor accommodation, ceiling light point, archway through to the ground floor living area, internal door through to kitchen.

FRONT RECEPTION ROOM

12' 1" x 11' 0" (3.68m x 3.35m) A front reception room with uPVC double glazed bay window to the front elevation, wall mounted radiator, cornice to ceiling, light point with ceiling rose, archway opening through to lounge.

LOUNGE

11' 9" x 11' 8" (3.58m x 3.56m) uPVC double glazed bay window to the rear elevation with garden aspect, wall mounted radiator, TV aerial point, ceiling light point with ceiling rose cornice and gas coal effect fire.

KITCHEN

8' 8" x 6' 8" (2.64m x 2.03m) A range of high and low fitted kitchen units with contrasting worksurfaces, stainless steel sink and drainer unit. uPVC double glazed window to the rear elevation, wall mounted Valiant Combi boiler, ceiling light point, internal uPVC double glazed door to the garage, internal door to under stairs pantry.

INTERNAL GARAGE

8' 5" x 2' 4" (2.57m x 0.71m) Integral garage, external door providing access to the rear garden, a larger than average garage with a separate access door.

LANDING

Stairs from the ground to the first floor, ceiling light point, loft access point, internal doors to the first floor accommodation.



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MAIN BEDROOM

11' 1" x 9' 7" (3.38m x 2.92m) A generous double bedroom with uPVC double glazed bay window to the front elevation, wall mounted radiator, ceiling light point, cornice to ceiling, fitted wardrobes to one wall.

BEDROOM TWO

11' 9" x 8' 8" (3.58m x 2.64m) A further double bedroom with uPVC double glazed window base to the rear elevation with garden aspect, mirrored fitted wardrobes to one wall, ceiling light point, wall mounted radiator.

BEDROOM THREE

7' 3" x 6' 5" (2.21m x 1.96m) uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

BATHROOM

6' 3" x 5' 4" (1.91m x 1.63m) A two-piece suite comprising of sink cabinet unit and bath with over bath shower, floor to ceiling splashback tiling, uPVC double glazed window to the rear elevation, wall mounted chrome heated towel rail and ceiling light point.

WC

3' 5" x 2' 8" (1.04m x 0.81m) A separate WC, floor to ceiling splashback tiling, uPVC double glazed window to side elevation and ceiling light point.

EXTERNAL

FRONT - Driveway with access to garage and Front Garden

REAR - Raised patio area with lower lawned garden with fully stocked borders, a private aspect.

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Tenure - leasehold

Annual Ground Rent - absent landlord

Council Tax Band - C

EPC Rate - D

Whilst every effort has been made to ensure the accuracy of our particulars, the content shall not form a legally binding contract. Neither Stepping Stones, nor the vendor or lessor accepts any responsibility in respect of any errors which may occur accidentally, nor is such information intended to be a statement or representation of fact. Any prospective purchaser or lessee must conduct their own inspection to satisfy themselves as to the accuracy of each statement contained within our property descriptions. In the event floorplans are provided within particulars, it should be noted they are for illustrative purposes only and not necessarily to scale.

FREEHOLD/LEASEHOLD

Stepping Stones have no access to documentation which confirms the tenure of the property.
Should you proceed with the purchase of this property these details must be verified by your Solicitor.

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