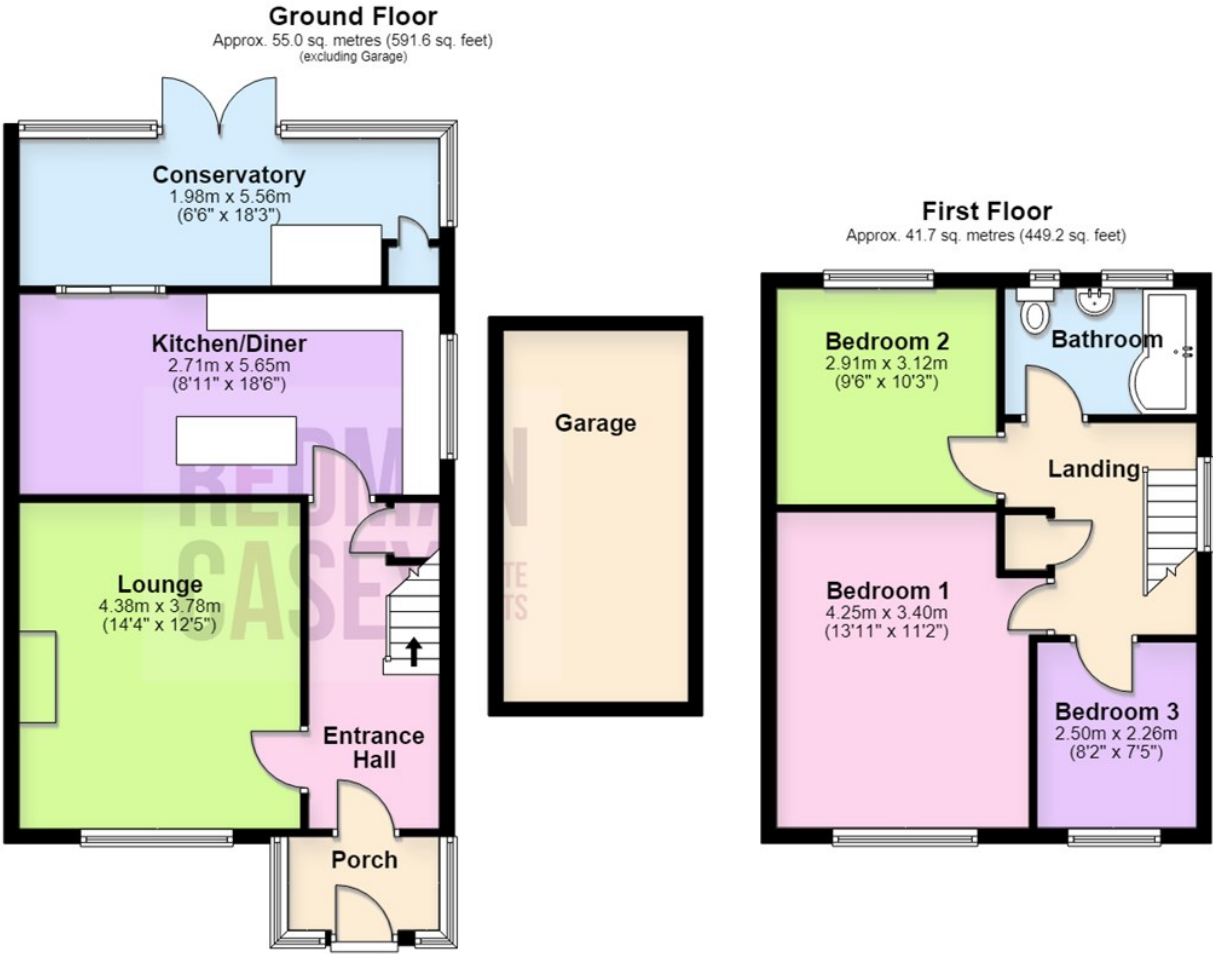




Total area: approx. 96.7 sq. metres (1040.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	69	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	69	82
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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



15 Norwich Close, Dukinfield, SK16 5DJ

Situated on a cul de sac on this highly sought after residential location, this 3 bedroom semi detached property offer spacious accommodation which has been maintained to the highest of standards and is walk in condition. Ideally located for access to many local amenities, highly regarded local schools and transport links make this a property not to be missed

Offers Over £285,000





Superbly presented three bedroom semi-detached family home offering fantastic accommodation and is set on quiet cul de sac where homes rarely come to the market. Set within this sought after established residential area, the property is ideally located for access to a range of everyday amenities, with well regarded primary and secondary schools nearby and Stalybridge town centre just a short drive away, offering a variety of shops, cafes, restaurants and excellent transport links. The ever popular Gorse Hall is also within easy reach, providing beautiful open green space and woodland walks, perfect for those who enjoy spending time outdoors. The property comprises

Front porch, spacious hallway through to a generous lounge, large well equipped the kitchen/diner with built in and integrated appliances. conservatory overlooking the rear garden.

To the first floor, the landing leads to three well proportioned bedrooms, the master having a selection of fitted wardrobes, along with a family bathroom fitted with a modern white three piece suite. Outside the property offers an extensive block paved driveway providing off-road parking for 3 cars which leads to a detached garage, with a well maintained lawn and gravelled area. The private and fully enclosed rear garden has

been designed to provide a low maintenance area which is an ideal outdoor space for families with a paved patio area offering the perfect spot for outdoor dining and entertaining, while the artificial lawn creates a usable garden space all year round.

Porch
4'2" x 6'8" (1.26m x 2.04m)
Window to side, two windows to front, uPVC double glazed window, wall light(s), double glazed composite entrance door, door to:

Entrance Hall
14'4" x 5'10" (4.38m x 1.77m)
Built-in under-stairs storage cupboard, radiator, karndean flooring, dado rail, carpeted stairs to first floor landing, door to:

Lounge
14'4" x 12'5" (4.38m x 3.78m)
UPVC double glazed window to front, coal effect gas fire with set in, feature surround and marble effect inset and hearth, karndean flooring.

Kitchen/Diner
8'11" x 18'6" (2.71m x 5.65m)
Fitted with a matching range of base and eye level units with underlighting, drawers and contrasting round edged worktops, 1+1/2 bowl composite sink unit with single drainer and swan neck mixer tap, integrated fridge/freezer and dishwasher, built-in

electric fan assisted oven, four ring induction hob with extractor hood over, built-in combination microwave, uPVC double glazed window to side, double radiator, tiled flooring, patio door, door to:

Conservatory
6'6" x 18'3" (1.98m x 5.56m)
Half brick and uPVC construction with uPVC double glazed windows, double glazed roof and power and light connected, plumbing for washer, uPVC double glazed window to rear, window to rear, window to side, built-in boiler cupboard with housing and wall mounted gas combination boiler serving heating system and domestic hot water, tiled flooring, double door, door to:

Garage
Concrete sectional single garage with rear access door, power and light connected.

Landing
9'5" x 8'6" (2.86m x 2.58m)
UPVC double glazed window to side with panoramic views, built-in airing cupboard with linen shelving, door to:

Bedroom 1
13'11" x 11'2" (4.25m x 3.40m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising 6 fitted double wardrobes with hanging rails, shelving and drawers fitted matching bedside drawers, radiator.



Bedroom 2
9'7" x 10'3" (2.91m x 3.12m)
UPVC double glazed window to rear, radiator.

Bedroom 3
8'2" x 7'5" (2.50m x 2.26m)
UPVC double glazed window to front, radiator.

Bathroom
Fitted with three piece modern white suite with comprising, p shaped panelled bath with shower over, mixer tap and glass screen, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to

all walls, two uPVC frosted double glazed windows to rear, double radiator, tiled flooring.

Outside
Front garden, extensive block paved driveway to the front and side leading to garage and with parking space for three cars with lawned area and gravelled borders, enclosed by dwarf brick wall to sides, gated side access to rear. Private rear garden, enclosed by timber fencing to rear and sides, paved sun patio with lawned area and mature flower and shrub borders, side gated access.