



## 57 Cheetham Hill Road, Dukinfield, SK16 5JL

**Offers Over £160,000**

What a fantastic sized house! Could Cheetham Hill Road be your new home? Book a time to come and have a look, what would you do with the space?

Once inside you will find a welcoming and large entrance hallway, two separate reception rooms and a fitted kitchen.

Upstairs are two double bedrooms and a larger than average family bathroom.

There is a cellar giving plenty of storage or could be converted to another room.

Outside around to the rear is a good sized garden, perfect for children to play.

Set on a very popular road in a residential area between Stalybridge and Dukinfield.

A short walk away from Gorse Hall which offers walks around the heritage trails, greenery and local history.

The property is also within close proximity to Stalybridge offering amenities such as local butcher, greengrocers to name a few.

Schools for both Primary and Secondary ages are also in abundance with the outstanding St Peters Primary, St Johns and Gorse Hall Primary and Nursery all close by.

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## **Entrance Hallway**

Front door, stairs rising to the first floor, door to the reception rooms.

## **Lounge**

Window to the front elevation, feature fireplace, archway to the dining room.

## **Dining Room**

Window to the rear elevation, door down to the cellar and door into the kitchen.

## **Kitchen**

Stable door leading out to the back garden. Window with views over the garden. Fitted with a range of floor and wall mounted units with coordinating work surfaces over, plumbing for washing machine, space for fridge freezer.

## **Stairs & Landing**

Doors to all rooms.

## **Bedroom One**

Window to the front elevation.

## **Bedroom Two**

Window to the rear elevation with views over the garden.

## **Family Bathroom**

Two opaque windows to the rear elevation. Suite comprising of a panel bath with shower attachment over, low level w.c & hand wash basin.

## **Cellar**

Original stone table & shelving.

## **Externally**

Around to the rear is a pleasant garden and small covered decked area. This is a lovely space for children to play, or to sit in the sun. A great bonus for this house!

## **Additional Information**

Tenure: Freehold

EPC Rating: C

Council Tax Band: A



