



## 411 Cheetham Hill Road, Dukinfield, SK16 5LD

**Offers Over £165,000**

A Wilson Estates are pleased to offer for sale this three bedroom mid terrace property set over three floors. Situated on the popular Cheetham Hill Road in Dukinfield, this property comes to the market with the added benefit of no vendor chain.

In brief the property comprises of an entrance vestibule, lounge, kitchen and a sunroom/utility room to the ground floor. To the first floor there are two bedrooms and a family bathroom. The third bedroom is a loft bedroom located on the second floor which has been converted according to building regulations. Externally the property benefits from a garden to the rear which would make a great project for any new owner looking to create their own outdoor haven.

Dukinfield offers a range of amenities from independent shops to major supermarkets, a library, and a chemist, as well as recreational facilities nearby such as Dukinfield Golf Club, Stalybridge Cricket clubs, Astley Sports Village and Active iTrain gym.

The nearby Gorse Hall offers acres and acres of beautiful woodland walks and views for those looking to take in the nearby green spaces.

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, Dukinfield, SK16 5LD

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## Entrance Vestibule

Door to:

## Lounge

13'11" x 12'4" (4.24m x 3.76m)

Window to front. Fireplace with inset electric log burner effect fire.

## Kitchen

10'3" x 12'4" (3.12m x 3.76m)

Window to rear. Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, integrated dishwasher, fitted electric oven, built-in five ring gas hob with extractor hood over, door to:

## Sunroom/Utility

6'2" x 11'5" (1.88m x 3.49m)

Plumber for Automatic Washing Machine, Sliding doors leading to rear garden.

## Landing

Open plan, door to:

## Bedroom 1

10'8" x 11'8" (3.25m x 3.56m)

Window to front, radiator.

## Bedroom 2

10'3" x 6'7" (3.12m x 2.00m)

Window to rear, radiator.

## Bedroom 3

16'5" x 12'4" (5.00m x 3.76m)

Two skylights.

## Bathroom

7'4" x 5'9" (2.23m x 1.75m)

Window to rear. Fitted with white three suite comprising of panelled bath with mains fed shower over and glass shower screen, wc, and hand wash basin. Radiator.

## Externally

Enclosed garden to rear with patio leading to area with potential to be laid with lawn.

## Additional Information

Tenure: Freehold

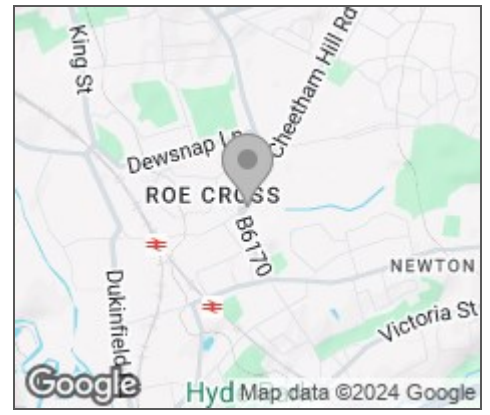
Council Tax Band: A

EPC Rating: C









### Ground Floor

Approx. 38.2 sq. metres (411.2 sq. feet)



### First Floor

Approx. 30.6 sq. metres (329.4 sq. feet)



### Second Floor

Approx. 18.8 sq. metres (202.3 sq. feet)



Total area: approx. 87.6 sq. metres (942.9 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	88

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 Sales 0161 303 0778 Email: info@awilsonestates.com www.awilsonestates.com