



4 St. Lukes Crescent, Dukinfield, SK16 4TN

Offers Over £170,000

This pleasant family home has been in the same family for in excess of 50 years and is now ready for its next owner, could this be you?

Once inside you will find an entrance hallway, spacious lounge, kitchen & downstairs w.c. Upstairs are three bedrooms and a shower room. Outside is a lovely well stocked garden, complete with lawns and flower beds.

Perfect for a range of purchasers from those looking to buy for the first time, growing families or those downsizing from a larger property.

The locality has always been a popular one and has a real sense of community spirit, accessed and set back from the road, & offers a pleasant approach to the property.

The crescent is located off Kings Street near to Dukinfield Park, perfect for those who have small children, there are also several amenities nearby including eateries, gymnasium, supermarket, chemist etc. As there is no parking with the property, we advise that you park along Pickford Lane and walk around to St Lukes Crescent.

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Entrance Hallway

Stairs rising to the first floor, door into the lounge. Door into the kitchen

Lounge

14'4 x 12'2 (4.37m x 3.71m)

Window to the front elevation, large under stairs storage cupboard, feature fireplace with living flame gas fire.

Kitchen

11'9 x 9'6 (3.58m x 2.90m)

Window and back door leading out to the garden. Fitted with a range of units with coordinating work surfaces over, tiled splash backs, stainless steel sink unit, built in electric oven, hob and extractor fan above. Space for fridge freezer, plumbing for washing machine.

Downstairs W.C

Opaque window to the side elevation, window to the front elevation, low level w.c and hand wash basin, wall mounted gas central heating boiler. (This space was converted to suite the current owner, however there is just a stud wall that could easily be removed to put it back to being a larger dining kitchen or perhaps make a utility room).

Stairs & Landing

Doors to all bedrooms and shower room, large bulk head cupboard.

Bedroom One

13'6 x 9 (4.11m x 2.74m)

Window to the rear elevation with views over the garden.

Bedroom Two

11'9 x 8'8 (3.58m x 2.64m)

Two windows to the front elevation.

Bedroom Three

Window to the rear elevation.

Shower Room

Opaque window to the side elevation, walk in shower with glass shower screen and electric shower over, low level w.c and hand wash basin.

Externally

There are gardens to the front with a path round the side leading to the rear. The rear garden is a great size! And has been taken care of over the views having well stocked borders and laid to lawn. This is the perfect spot for children to play and to sit with a drink in the sunshine.

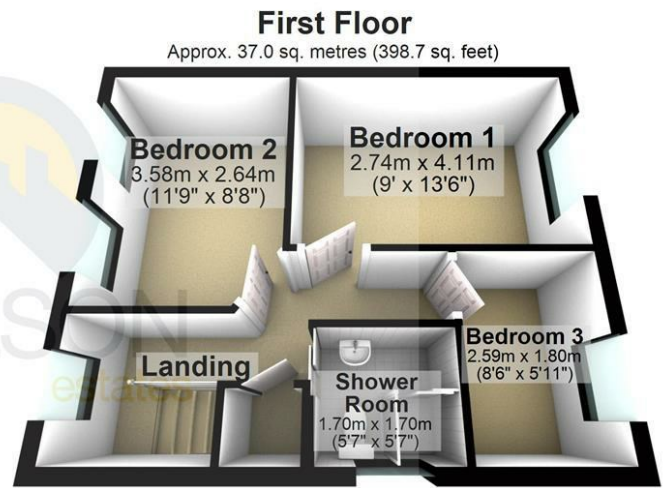
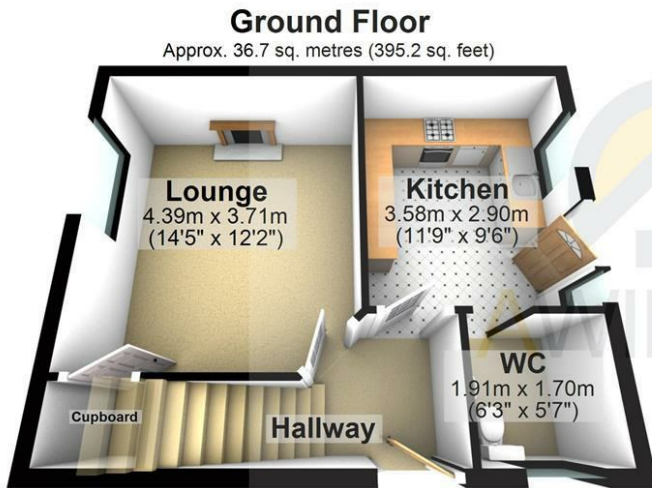
Additional Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: A





Total area: approx. 73.8 sq. metres (793.9 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			82
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(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	

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