



47 Sandy Lane, Dukinfield, SK16 5NL

£220,000

This lovely family home has been owned by the same family for 18 years and it is time for the next family to move in, make it their own and make more happy memories.

The property stands proudly in an elevated position, lawned with well maintained mature shrubbery standing back from the roadside.

A well maintained property which has been upgraded over the years having a lovely, warm feel upon arrival.

A spacious lounge which is full of light and a dining kitchen with fitted appliances.

Upstairs are 3 bedrooms and a family bathroom.

The fenced rear garden which is not overlooked benefits from an artificial lawn, railway sleepers and indian stone flagging.

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Entrance Porch

Window and front door, door leading into the lounge. Cloaks cupboard.

Lounge

17 x 13 (5.18m x 3.96m)
UPVC double glazed window to front elevation. Spot lighting, side lights, radiator, laminate floor, open stairs rising to first floor, double doors into dining kitchen.

Dining Kitchen

17 x 10'5 (5.18m x 3.18m)
Window to rear elevation, patio door leading out to rear garden. Fitted wall and base units with co-ordinating solid wood work surfaces and breakfast bar. Integrated appliances including fridge freezer, dishwasher, microwave and tumble dryer. Stainless steel range cooker with gas hob, extractor and aluminium splashback. Belfast sink with swan neck mixer tap. Laminate flooring, double radiator, Vaillant combi boiler.

Stairs & Landing

Wooden handrail and bannister, lighting, loft access, carpeted, doors to all rooms.

Bedroom One

12' 10 x 9'7 (3.66m x 3.05m x 2.92m)
Window to the front elevation, plenty of built in storage, lighting, wooden laminate flooring, double radiator.

Bedroom Two

9 x 8'11 (2.74m x 2.72m)
Window to the rear elevation, single fitted

wardrobe, centre lighting, radiator, laminate flooring.

Bedroom Three

9'8 x 7'3 (2.95m x 2.21m)
Window to the front elevation, built in storage cupboard, centre lighting, radiator, laminate flooring.

Bathroom

7'11 x 5'7 (2.41m x 1.70m)
Window to the rear elevation. Bathroom suite comprising of bath with electric shower, low level W.C and hand wash basin.

Externally

Lawned front garden with well maintained mature shrubbery and steps up to the porch. The fenced rear garden which is not overlooked benefits from an artificial lawn, railway sleepers and Indian stone flagging. Whilst the parking at the rear is not allocated, the current owners have always been able to park a couple of vehicles there.

Additional Information

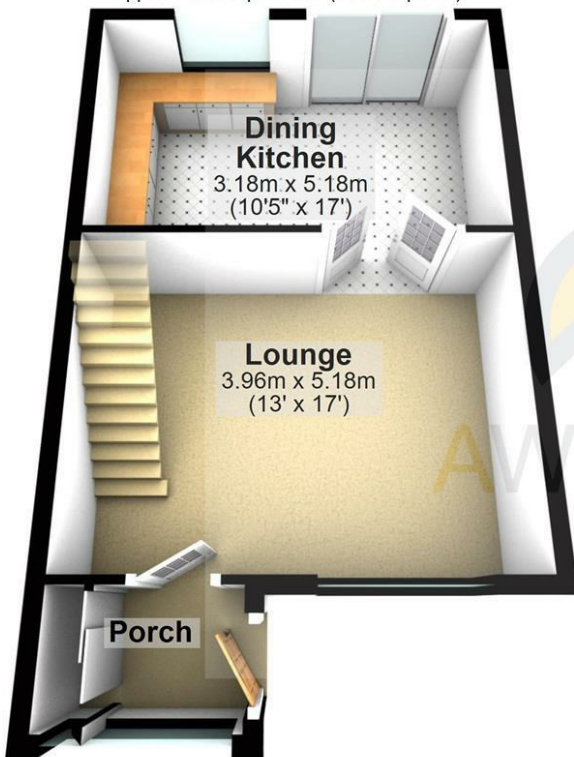
Tenure: Freehold
EPC Rating: C - 74 - 87
Council Tax Band: B





Ground Floor

Approx. 40.5 sq. metres (435.5 sq. feet)



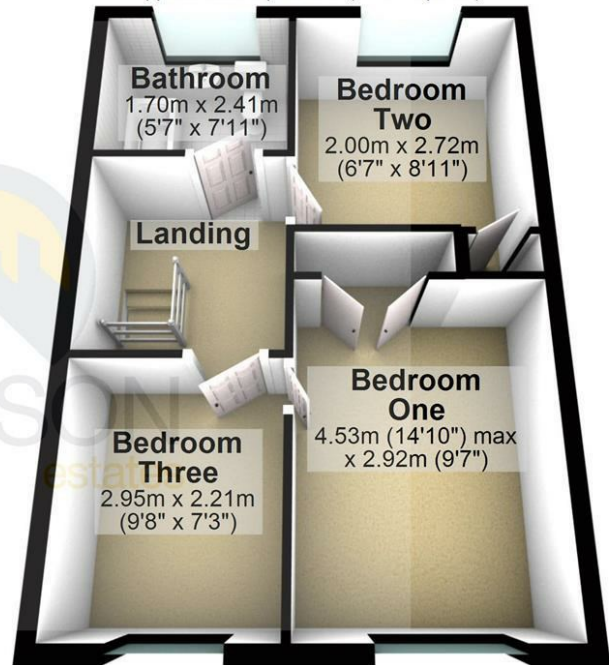
Dining Kitchen
3.18m x 5.18m
(10'5" x 17')

Lounge
3.96m x 5.18m
(13' x 17')

Porch

First Floor

Approx. 39.3 sq. metres (423.1 sq. feet)



Bathroom
1.70m x 2.41m
(5'7" x 7'11")

Bedroom Two
2.00m x 2.72m
(6'7" x 8'11")

Landing

Bedroom Three
2.95m x 2.21m
(9'8" x 7'3")

Bedroom One
4.53m (14'10") max
x 2.92m (9'7")

Total area: approx. 79.8 sq. metres (858.5 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			87
(81-91) B			
(69-80) C			74
(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	

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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