



262 Birch Lane, Dukinfield, SK16 5AT

£775

A Wilson Estates are delighted to offer To Let this two bedroom end terrace property located on Birch Lane, Dukinfield.

There is a bright and airy lounge, a spacious dining kitchen there is then hall which leads to the bathroom.

To the first floor there are two bedrooms.

Externally the property has a small garden frontage, to the rear there is an enclosed rear yard, there is also the option to park one vehicle to the rear of the yard.

There are plentiful amenities in and around the property from supermarket, gymnasium, chemist in addition to the various recreation clubs Dukinfield has to offer from Rugby Club, Cricket Club to Golf Club.

Those with children of a school age can utilise several local schools from St Marys, Yew Tree, St Johns and Ravensfield Primary School as well as All Saints and Astley High

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Lounge

uPVC double glazed window and door to front elevation. Gas fire with surround, lighting, blinds, curtains, radiator, and wooden flooring.

Dining Kitchen

uPVC double glazed window to rear elevation and door to side elevation. Fitted wall and base units with coordinating work surfaces. Composite single sink unit with mixer tap. Integrated electric oven and gas hob with extractor over. Integrated fridge, fridge, and washing machine. Part tiled walls, lighting, tiled flooring, blinds, radiator, and under stair storage.

Bathroom

uPVC double glazed window to side elevation. Three piece bathroom suite comprising low-level WC, hand wash basin with mixer tap and panelled bath with mains fed shower over. Part tiled walls, heated towel rail, lighting, and vinyl flooring.

Stairs and Landing

Wooden handrail, lighting, and carpet.

Bedroom One

uPVC double glazed window to front elevation. Fitted wardrobes, lighting, radiator, blinds, and carpet.

Bedroom Two

uPVC double glazed window to rear elevation. Lighting, carpet, radiator, and blinds.

Externally

Garden fronted with enclosed yard to rear.

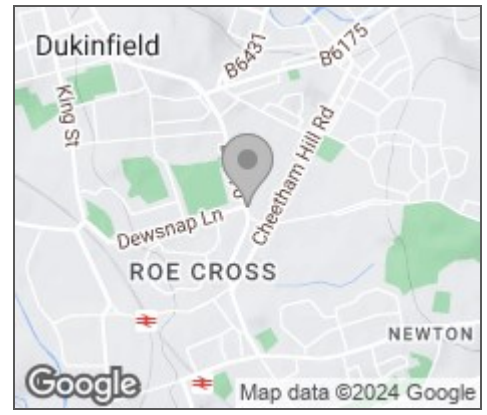
Additional Information

Council Tax Band : A

EPC Rating : E

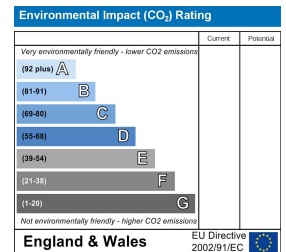
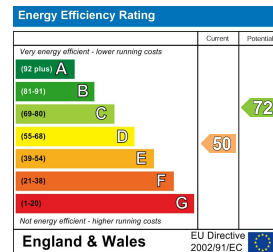
STRICTLY NO PETS AND SMOKING POLICIES





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.



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