



## 1a Old Road, Dukinfield, SK16 4EN

**Offers Over £250,000**

A Wilson Estates are delighted to bring to the market this beautifully presented & well loved semi-detached bungalow.

The position offers far reaching views whilst the internal layout has a spacious lounge through diner, a modern fitted kitchen with appliances, two bedrooms and a recently refitted stylish shower room.

Externally there are beautiful well stocked front and rear gardens, a garage with electric roller door and driveway parking. PLUS a fantastic deck that offers the perfect spot to sit with your morning coffee, or a cool drink in the summer months.

The bungalow has seen several updates over the last few of years, including a boiler upgrade, kitchen renovation and shower room installation.

The locality offers various amenities from the nearby supermarket, library, chemist, doctors, eateries and public house all within walking distance.



# 1a Old Road

, Dukinfield, SK16 4EN

**Offers Over £250,000**



## Entrance Hallway

Large useful cloaks cupboard that houses the gas central heating boiler, door into the kitchen and a door into the lounge.

## Lounge

17'4 x 12 (5.28m x 3.66m)

Deep sill bay window to the front elevation with views over the front garden and also the nearby local church. There is a feature fireplace, doors into both the inner hallway and the master bedroom.

## Kitchen

10'9 x 9'11 (3.28m x 3.02m)

Window to the side elevation and back door leading out to the garden and side patio area. Fitted with a comprehensive range of modern floor and wall mounted units with coordinating worksurfaces over complete with matching splashbacks. Integrated appliances include a fridge and freezer, microwave, electric oven, induction hob with extractor fan above, slim line dishwasher and plumbing for washing machine. One and a half bowl stainless steel sink unit with swan neck mixer tap.

## Inner Hallway

Doors to all rooms.

## Master Bedroom

11'9 x 11'4 (3.58m x 3.45m)

Window to the rear elevation with far reaching views and a pleasant outlook over the garden, this space has an abundance of natural light. There is a large triple mirror fronted wardrobes with matching shelving.

## Bedroom Two

10'9 x 8'4 (3.28m x 2.54m)

Sliding doors leading out to the deck. This room offers versatile options, a guest bedroom? an extra sitting room from which to enjoy the garden? What would you do?

## Shower Room

Opaque window to the side elevation. Stylish boutique feel suite comprising of a double walk in shower, low level w.c and hand wash basin built into a vanity unit. Heated towel rail.

## Externally

This lovely bungalow is set in well tended gardens with well stocked beds and neat lawns. The deck is a real bonus, something that you really need to stand on to fully appreciate. There is driveway parking, a further side patio area that gives a useful space for bin store.

## Detached Garage

16'3 x 8'4 (4.95m x 2.54m )

Courtesy door, window to the rear elevation. Light & power.

## Additional Information

Tenure: Freehold

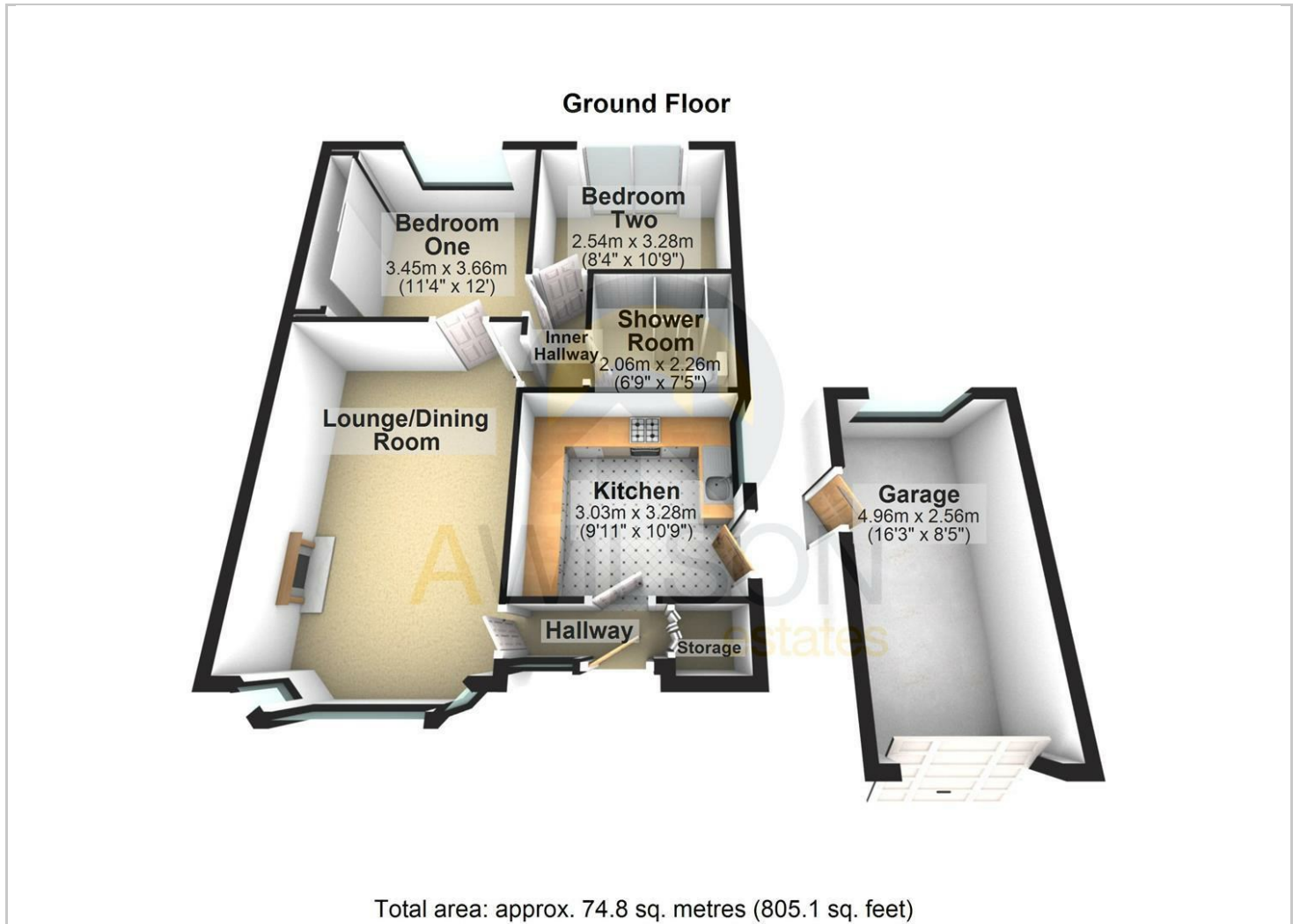
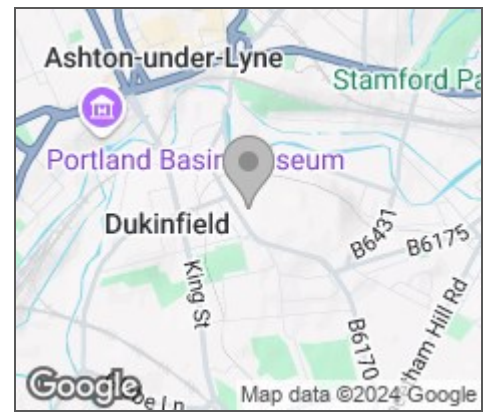
Council Tax Band: C

EPC Rating: C









## 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		85
(69-80)	C		69
(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 <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