



## 11 Hyde Street, Dukinfield, SK16 5NS

**£220,000**

A Wilson Estates are delighted to offer for sale this generously proportioned three-bedroom end mews property in Dukinfield. Occupying an elevated position in a popular location on the Dukinfield/ Stalybridge border, this well presented home will be sure to appeal to first time buyers, young families, and those looking to downsize.

As you approach the property steps lead up to the private enclosed front garden. Stepping through the front door you are welcomed into an entrance porch leading to a spacious lounge and an open-plan kitchen diner, perfect for family gatherings and entertaining. Upstairs, there are three well-sized bedrooms, and a modern three-piece shower room.

Externally, the property boasts an attractive front garden, laid to lawn and a low maintenance rear garden. Additionally, it benefits from a garage and off-road parking for two vehicles at the rear.

The location is well placed, with Morrisons supermarket a short walk away, and with further amenities nearby including Dukinfield library and a chemist, as well as recreational facilities such as nearby Golf and Cricket clubs in addition to a 24 hour Gymnasium.



# 11 Hyde Street

, Dukinfield, SK16 5NS

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## **Porch**

Window to front elevation. Storage cupboard. Door to:

## **Lounge**

12'10" x 16'10" (3.91m x 5.13m)

Double glazed bay window to front. Feature fireplace with living flame effect electric fire. Laminate flooring. Ceiling light. Stairs leading to the first floor. Under Stairs storage cupboard. Open plan archway leading through to Kitchen/Diner.

## **Kitchen/Diner**

10'10" x 16'10" (3.30m x 5.13m)

Double glazed window to rear elevation. Double doors leading out to rear garden. Kitchen fitted with matching range of base and eye level units with coordinating work tops over. Integrated Fridge Freezer. Integrated Slimline dishwasher. Space and plumbed for automatic washing machine. Space for tumble dryer. One and a half bowl stainless steel sink with mixer tap over. Fitted electric oven with four ring electric hob and extractor hood over. Vinyl flooring to kitchen floor. Laminate flooring to dining area.

## **Landing**

Door to all bedrooms and bathroom. Loft hatch with pull down ladders.

## **Master Bedroom**

13'0" x 9'9" (3.96m x 2.98m)

A good sized double bedroom. Double glazed window to front elevation. Ceiling light. Radiator. Built-in double wardrobe. Radiator.

## **Bedroom 2**

9'1" x 9'0" (2.77m x 2.74m)

Another bedroom of double proportions, this one with a double glazed window to rear elevation. Built-in wardrobe. Radiator.

## **Bedroom 3**

10'0" x 7'0" (3.05m x 2.13m)

A good sized single bedroom with a double glazed window to front elevation, Built-in wardrobe. Ceiling light. Radiator.

## **Bathroom**

Fitted in 2022, this modern fitted three piece suite comprises of a walk in shower cubicle , wash hand basin with vanity unit and low-level WC. Chrome heated towel rail. Double glazed window to rear elevation with privacy glass.

## **Externally**

The property benefits from a garden to the front which includes lawned areas and planted borders, whilst to the rear there is a low maintenance garden with steps leading up to a garage and two dedicated parking spaces.

## **Additional Information**

Tenure: Freehold

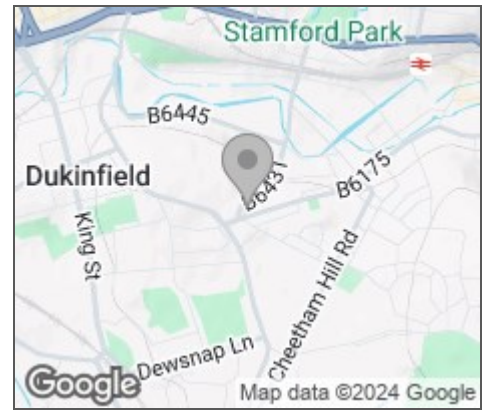
EPC Rating: D

Council Tax Band:



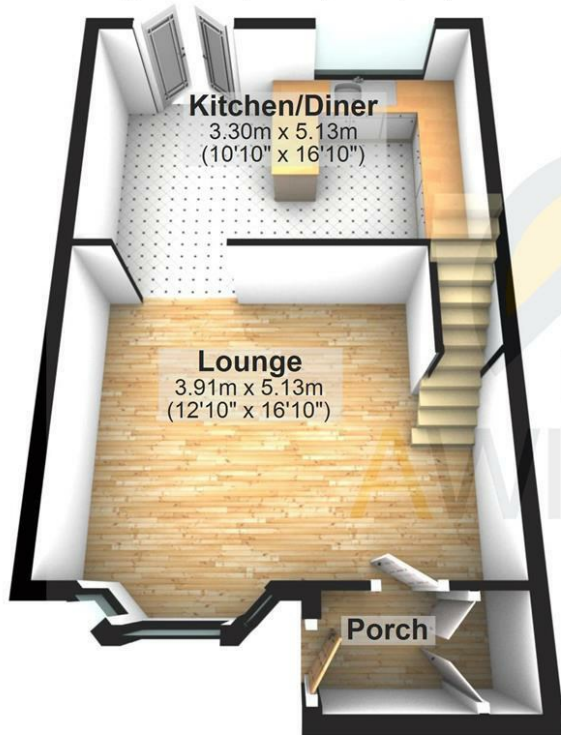






### Ground Floor

Approx. 40.4 sq. metres (435.3 sq. feet)



### First Floor

Approx. 37.9 sq. metres (408.2 sq. feet)



Total area: approx. 78.4 sq. metres (843.5 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		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		<b>84</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>64</b>	(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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