



## 18 Hill Street, Dukinfield, SK16 4JS

**Offers Over £140,000**

This mid terrace comes to the market offering a great opportunity for first time buyers or investors looking for a good sized three bedroom property with no onward chain.

The ground floor seems to all intents and purposes like a standard terrace layout, however ascending to the first floor you will discover a larger than average layout with two good sized double bedrooms and a further single bedroom in addition to the family bathroom. Externally the home benefits from a private enclosed rear yard.

Hill Street is well placed for local amenities, with ASDA Supermarket a short walk away, good bus routes close by, and Ashton Town Centre a 15 minute walk away with its shops, thriving market hall, and tram and train routes to Manchester City Centre and beyond.

Call today to book a mutually convenient viewing time.

# 18 Hill Street

, Dukinfield, SK16 4JS

**Offers Over £140,000**



## Lounge

13'1" x 13'1" (4.00m x 3.99m)  
Double glazed window elevation. Radiator.  
Ceiling light.

## Kitchen

10'5" x 13'1" (3.18m x 3.99m)  
Double glazed window to rear elevation.  
Recently refitted kitchen with a matching range of white base and eye level units with coordinating worktops over. Stainless steel sink with mixer tap and drainer. Built in electric oven with four ring gas hob and extractor hood over. Under stairs storage cupboard. Stairs leading to first floor. Door leading to rear yard.

## Landing

## Bedroom 1

12'10" x 13'1" (3.91m x 3.99m)  
Double glazed window to front elevation. Ceiling light. Radiator.

## Bedroom 2

13'2" x 10'7" (4.01m x 3.23m)  
Double glazed window to front elevation. Ceiling light. Radiator.

## Bedroom 3

10'8" x 5'10" (3.26m x 1.78m)  
Double glazed window to rear elevation. Ceiling light. Radiator.

## Bathroom

Window to rear elevation. Fitted with white matching suite comprising of panelled bath with shower over, wc and hand wash basin.

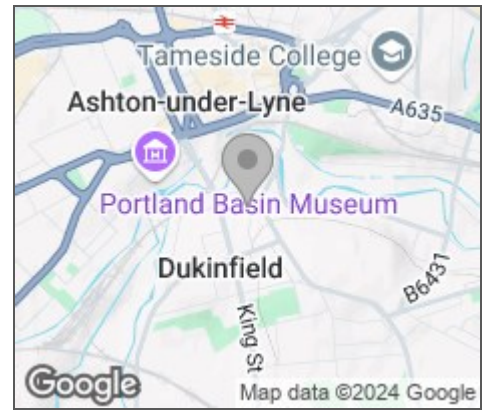
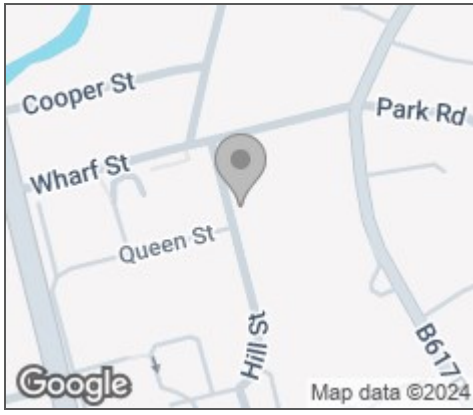
## Externally

Private Enclosed low maintenance yard to rear.

## Additional Information

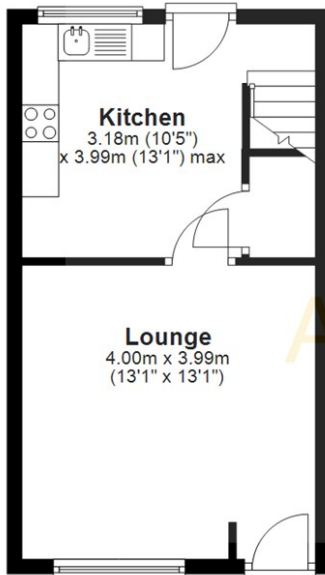
Tenure: Freehold  
EPC Rating: TBC  
Council Tax Band: A





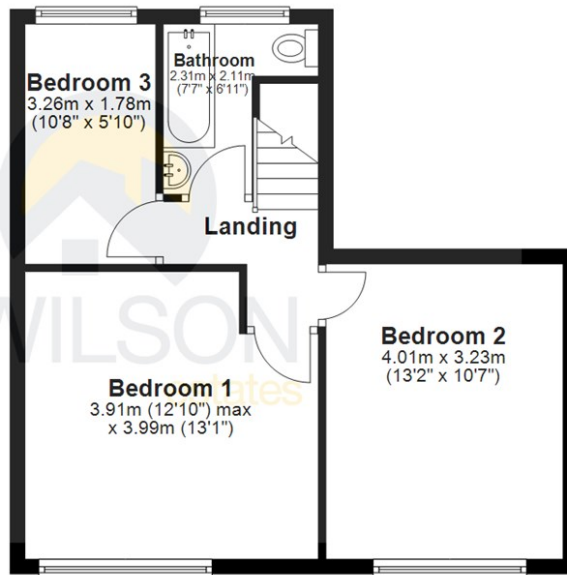
### Ground Floor

Approx. 29.0 sq. metres (312.1 sq. feet)



### First Floor

Approx. 42.3 sq. metres (455.7 sq. feet)



Total area: approx. 71.3 sq. metres (767.9 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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