



48 Park Road, Dukinfield, SK16 5LL

Offers Over £135,000

Are you looking for a terrace property to put your own stamp on? Park Road could be the one for you! Coming to the market with no vendor chain, completion could take place in a timely manner subject to mortgage lenders and/or conveyancers making it an ideal purchase for any investors looking for a quick turnaround. Offering a spacious layout for a mid terrace property, with an entrance vestibule, a lounge and dining kitchen to the ground floor whilst to the first floor there two bedrooms and a bathroom.

Externally the home benefits from a private enclosed rear yard complete with outhouse for storage.

The property is well placed for ease of access to neighbouring towns including Stalybridge, Ashton under Lyne and Dukinfield via well established road and bus routes.

Stalybridge Railway Station is also just over a mile away offering direct links into Manchester City Centre and beyond.

There are nearby amenities including supermarkets, eateries, parks, gymnasiums and much much more. Tameside Hospital is also just over a mile away which is a major employer in the area.

Those with children of age have the option of several local schools including Gorse Hall, St Peters and West Hill in addition to various private nurseries.

There is even a playground & basketball court within walking distance, in addition to walks along the canal/ River Tame Tame Valley itself.

Viewings are strictly by appointment by telephoning A Wilson Estates.

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, Dukinfield, SK16 5LL

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Entrance Vestibule

Door to:

Lounge

13'0" x 14'2" (3.96m x 4.32m)

Double glazed window to front elevation. Ceiling light. Radiator. Door to:

Kitchen

12'10" x 13'2" (3.91m x 4.01m)

Fitted with matching range of base and eye level units with coordinating worktops over. Built in electric oven with four ring gas hob and extractor hood over. Stainless steel sink with drainer and mixer tap. Plumber for automatic washing machine. Space for fridge freezer. Double glazed window to rear elevation. Door to rear yard. Stairs to first floor.

Landing

Door to:

Bedroom One

13'0" x 14'2" (3.96m x 4.32m)

Two double glazed windows to front elevation. Radiator. Ceiling light.

Bedroom Two

12'10" x 6'0" (3.91m x 1.83m)

Double glazed window to rear elevation. Radiator. Ceiling light.

Bathroom

Fitted with white three piece suite comprising of panelled bath with mains fed shower over and folding glass screen, wc and hand wash basin. Radiator. Ceiling light. Open plan storage cupboard.

Externally

Small enclosed front walled garden to front. Private enclosed yard to rear with outhouse storage.

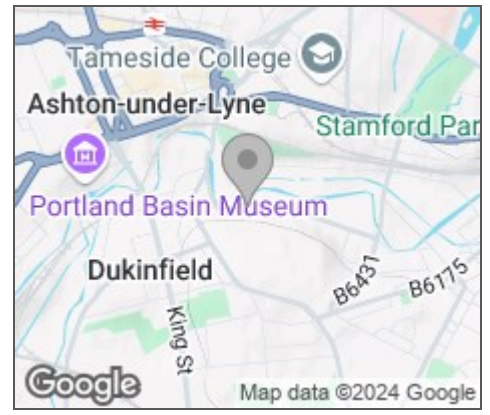
Additional Information:

Tenure: Freehold

Council Tax Band: A

EPC Rating: D - 59 - 80





Ground Floor

Approx. 33.2 sq. metres (357.4 sq. feet)



Kitchen
3.91m x 4.01m
(12'10" x 13'2")

Lounge
3.96m (13')
x 4.32m (14'2") max

First Floor

Approx. 34.4 sq. metres (370.5 sq. feet)



Bathroom
2.95m x 1.55m
(9'8" x 5'1")

Bedroom 2
3.91m x 1.83m
(12'10" x 6')

Bedroom 1
3.96m x 4.32m
(13' x 14'2")

Total area: approx. 67.6 sq. metres (727.9 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			

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			

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