



15 Highfield Street West, Dukinfield, SK16 4SB

£200,000

Welcome to Highfield Street West this excellent sized family home has so much to offer!

Once inside you will find a welcoming and large entrance hallway, a dual ended lounge/diner, and a dining kitchen. Upstairs are three bedrooms and a good sized family shower room.

Outside there are well stocked and mature gardens to the front and rear.

The locality offers plentiful amenities from larger branded stores such as Morrisons to smaller independent stores and eateries.

Dukinfield also offers a well stocked park, library, post office, chemist and other convenient amenities.

Tame Valley and the River Tame offer the opportunity to enjoy the local outdoors.

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Entrance Hallway

Turning staircase to the first floor, useful under stairs storage cupboard. Doors to kitchen & lounge.

Lounge/Diner

17'4 x 11'11 (5.28m x 3.63m)

Dual aspect windows with pleasant views over the garden.

Dining Kitchen

11'10 x 8'11 (3.61m x 2.72m)

Window to the rear elevation and back door out to the garden. Fitted with a range of kitchen units with work surface over. Stainless steel sink unit, space for fridge freezer. gas cooker point, plumbing for washing machine.

Stairs & Landing

Window to the side elevation. Doors to all upstairs rooms.

Bedroom One

11'11 x 9'2 (3.63m x 2.79m)

Window to the rear elevation with lovely views over the rear garden,

Bedroom Two

9'5 x 8'11 (2.87m x 2.72m)

Window to the rear elevation.

Bedroom Three

9 x 7'8 (2.74m x 2.34m)

Window to the front elevation.

Family Shower Room

11'5 x 9 (3.48m x 2.74m)

Windows to the front elevation. Low level w.c, hand wash basin, enclosed shower cubicle.

Externally

The property is set back from the road with off street parking for at least two vehicles. There is a good sized side garden, whilst around to the rear is a fantastic good sized garden, laid to lawn and with well stocked borders.

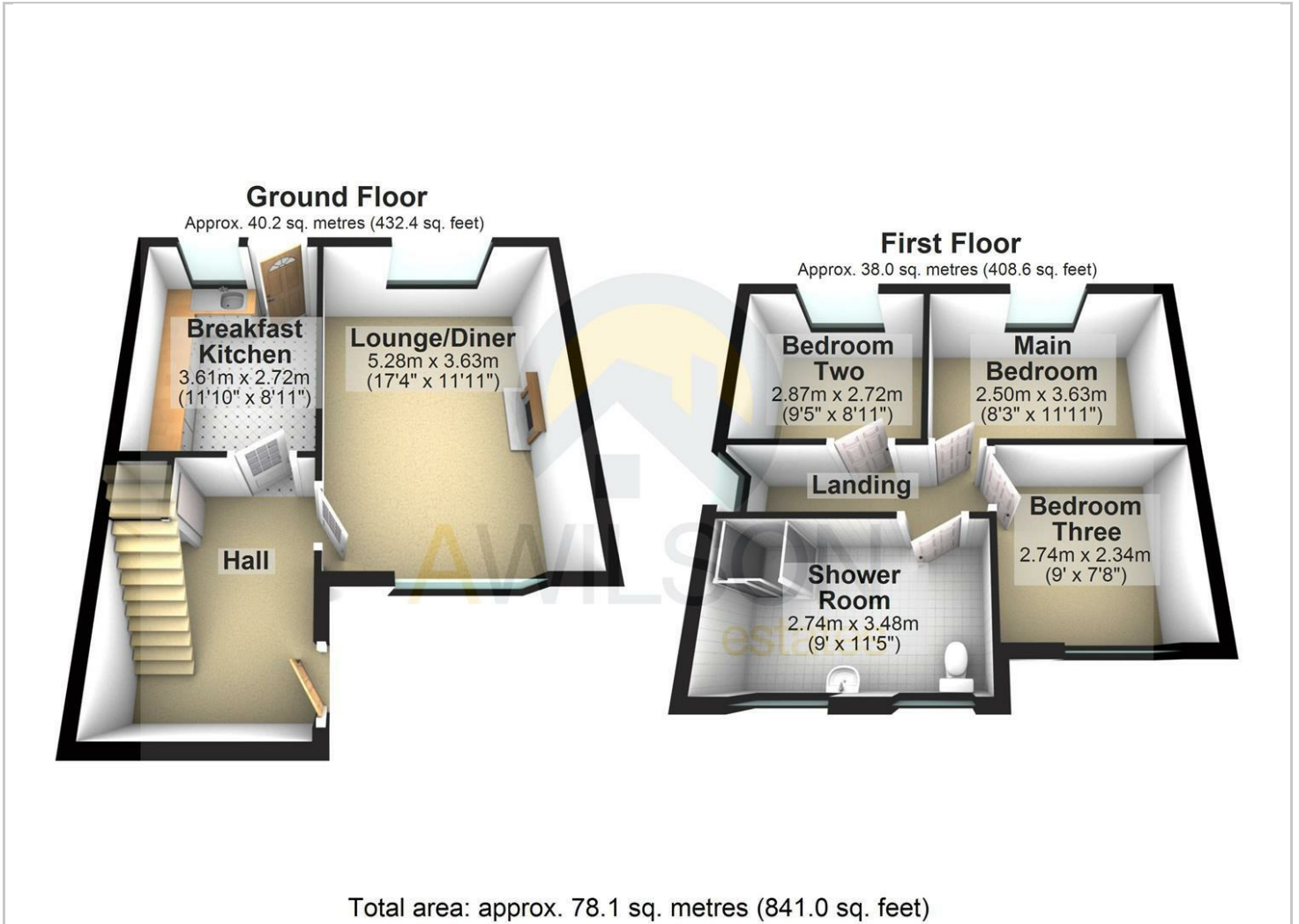
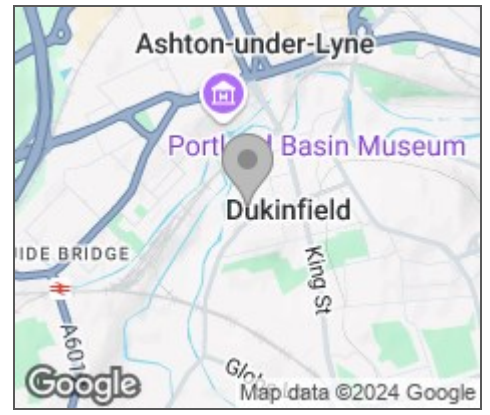
Additional Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: A





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 ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	80	England & Wales
		65	EU Directive 2002/91/EC

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