

## **242 Birch Lane, Dukinfield, SK16 5AP**

### **Offers Over £145,000**

Are you looking for a property you can really your own stamp onto? If so then this two bedroom terrace property on Birch Lane in Dukinfield could be the one for you! This home is sure to appeal to first time buyers and investors alike due to it's convenient location close to local amenities and transport links.

In brief the property comprises of a lounge and a good sized kitchen to the ground floor, whilst to the first floor there are two bedrooms and a family bathroom.

Externally the property is garden fronted, and benefits from a private enclosed yard to the rear.

The location is well placed for access to the towns of Dukinfield, Ashton under Lyne and Stalybridge, with amenities nearby including Morrisons Supermarket, Dukinfield library and a chemist, as well as recreational facilities such as nearby Rugby, Golf and Cricket clubs in addition to a 24 hour Gymnasium.

Those with children of a school age can take their pick of several primary schools such as St Johns RC Primary School, St Marys RC Primary School, Gorse Hall Primary and St Peters RC Primary School, as well as All Saints Catholic College and Rayner Stephens High Schools.

# 242 Birch Lane

, Dukinfield, SK16 5AP

**Offers Over £145,000**



## **Lounge**

14'11" x 12'0" (4.54m x 3.67m)

Door and double glazed window to front elevation. Radiator. Stairs leading to first floor. Door to:

## **Kitchen**

13'9" x 12'0" (4.19m x 3.67m)

Double glazed window to rear elevation. Fitted with a matching range of base and eye level units with corresponding workspace over. Inset sink and drainer with mixer tap. Built in electric oven and four ring gas hob and extractor hood over. Plumbed for automatic washing machine. Space for tumble dryer. Tiled floor. Door leading to rear yard.

## **Landing**

Ceiling light. Door to:

## **Bedroom 1**

12'2" x 11'3" (3.71m x 3.43m)

Double glazed window to front elevation. Radiator. Built in wardrobes.

## **Bedroom 2**

12'2" x 6'7" (3.72m x 2.00m)

Window to rear elevation. Radiator. Ceiling light.

## **Bathroom**

Double glazed window to rear elevation. Fitted with white three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC. Radiator.

## **Externally**

Small enclosed garden to front of the property,

whilst to the rear there is a private enclosed yard with parking available beyond. There is also an ongoing claim on a plot of land to the rear which could potentially provide additional gardens or further off road parking.

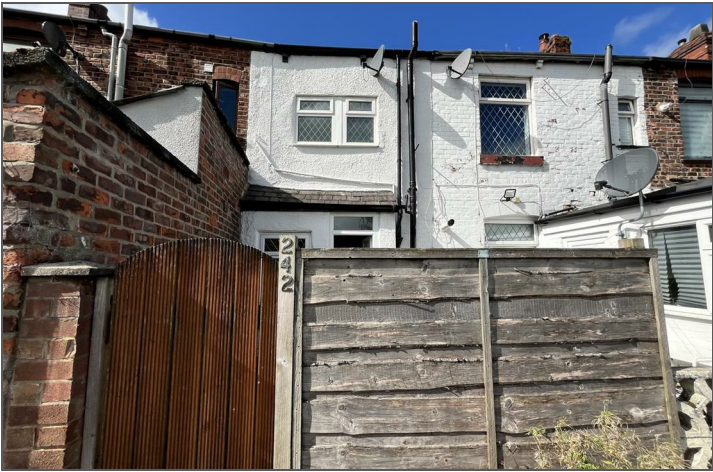
## **Additional Information**

Tenure: Freehold

EPC Rating: C

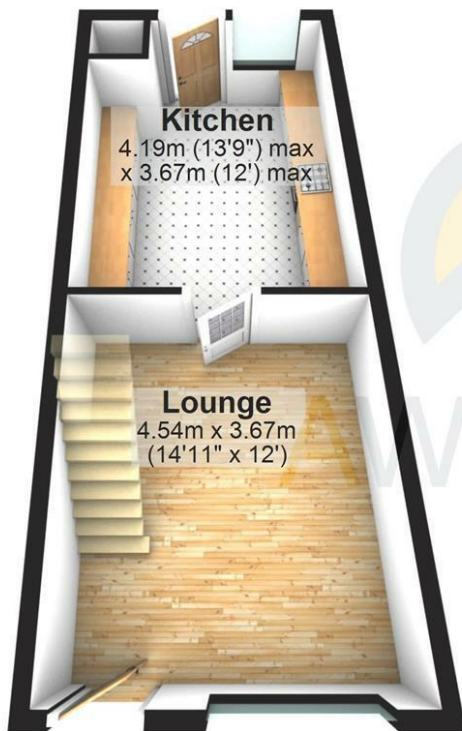
Council Tax Band: A



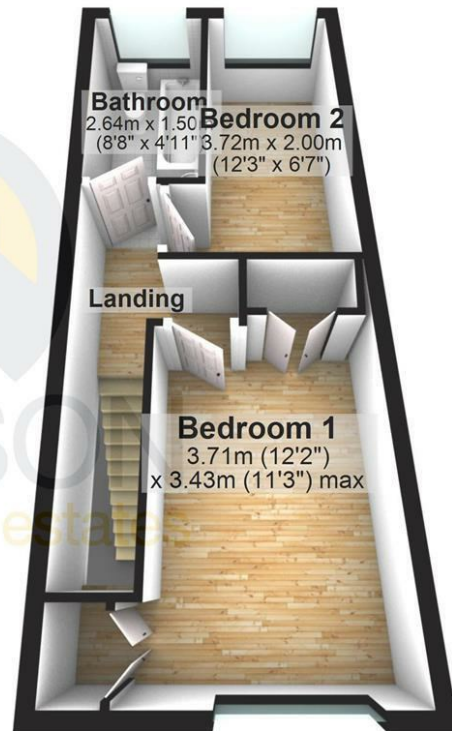




## Ground Floor



## First Floor



## 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		90
(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	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	

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