



62 Edward Street, Dukinfield, SK16 4UX

Offers Over £140,000

Are you looking for a terrace with bags of potential? This spacious mid terraced home has plenty to offer.

Edward Street Dukinfield has a real tucked away feel, located just off Victoria Street and is perfectly placed for local amenities and transport links with both Hyde North and Flowery Field railway stations within walking distance. In addition to plentiful bus / road links to neighbouring towns such as Hyde, Stalybridge and Ashton under Lyne.

The property itself comprises of an entrance vestibule, lounge, dining kitchen, two bedrooms (one being a loft conversion) and an excellent sized family bathroom. (As there are still two windows in the bathroom, this large room could easily be turned back into both a bathroom and a bedroom).

Outside is an enclosed rear yard.

There is a nearby leisure club perfect for those who enjoy an active lifestyle in addition to local clubs including Hyde Football Club, Stalybridge Cricket Club, Dukinfield Golf Club. Dukinfield also benefits from a well stocked park and a range of amenities including local library, post office, public houses, eateries and much much more.

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Porch

Front door, door leading into the lounge.

Lounge

16'10" x 12'6" (5.14m x 3.80m)

Window to the front elevation, feature fireplace, stairs rising to the first floor, door to the kitchen.

Kitchen

10'3" x 12'6" (3.12m x 3.80m)

Window to the rear elevation, back door leading out to the yard. Fitted with a range of wall and floor mounted units with coordinating work surfaces over. Built in electric oven, hob and extractor fan above. Space for fridge freezer, plumbing for washing machine. Stainless steel sink unit with mixer tap.

Stairs & Landing

Stairs to the loft room, bedroom and bathroom.

Master Bedroom

14'0" x 12'6" (4.26m x 3.80m)

Window to the front elevation.

Family Bathroom

Two windows to the rear elevation. Suite comprising of a panel bath with electric shower over, low level w.c and hand wash basin. (This room could easily be turned back into a second bedroom plus the bathroom as both windows are still there).

Loft Room

14'4" x 12'6" (4.38m x 3.80m)

Two skylights.

Externally

Enclosed rear yard, timber gate.

Additional Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: A

Please note the vendor of this property is employed by A Wilson Estates.





Ground Floor



First Floor



Second Floor



Total area: approx. 80.1 sq. metres (862.7 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		EU Directive 2002/91/EC	

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		EU Directive 2002/91/EC	

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