

6 St. Marks Street, Dukinfield, SK16 4PH

£220,000

A Wilson Estates are pleased to bring to the market this three-bedroom mid-mews property on St Marks Street in Dukinfield. Sure to appeal to first-time buyers, young families, and downsizers alike, this home provides good sized living accommodation set over two floors and enjoys views of the St Marks Church clocktower from the rear garden and the rear bedroom window.

The property features an entrance hallway leading to a cozy lounge with a box bay window. The lounge features an archway leading through to the open-plan kitchen/diner, making it a perfect area for entertaining or family meals.

Upstairs, you'll find three generously sized bedrooms, all capable of accommodating double beds, along with a family bathroom. The rear garden is a great size and is a fantastic space for kids to play, or for hosting barbecues in the summer months, whilst the front of the property benefits from off-road parking for added convenience.

St Marks Street is well placed for local amenities, with ASDA Supermarket a short walk away, good bus routes close by, and Ashton Town Centre a 10 minute walk away with its shops, thriving market hall, and tram and train routes to Manchester City Centre and beyond.

Call us today to arrange a mutually convenient viewing appointment to see if this could be the home for you!

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Entrance Vestibule

Stairs leading to first floor. Laminate flooring. Part glazed door leading to lounge.

Lounge

12'9" x 11'8" (3.88m x 3.56m)

Box Bay window to front elevation. Laminate flooring. Under stairs storage cupboard. Radiator. Electric fireplace. Open plan archway to:

Kitchen/Diner

10'0" x 14'10" (3.05m x 4.52m)

Kitchen is fitted with matching range of white base and eye level units with coordinating worktops over. Sink with mixer tap and drainer. Plumbed for automatic washing machine. Space for fridge freezer. Built in electric cooker with four ring electric hob and extractor hood over. Window to rear elevation. Breakfast bar. Tiled kitchen floor. Dining area is laid with laminate floor and features sliding door leading to rear garden.

Master Bedroom

12'3" x 8'4" (3.73m x 2.55m)

Window to front elevation. Radiator. Fitted wardrobes. Fitted carpets. Ceiling light.

Bedroom 2

11'0" x 8'4" (3.36m x 2.55m)

Window to rear elevation. Radiator. Fitted carpets. Ceiling light. Door to storage cupboard.

Bedroom 3

9'1" x 6'1" (2.76m x 1.86m)

Window to front elevation. Radiator. Fitted overhead storage cupboards. Door to built in storage cupboards. Fitted carpets. Ceiling light.

Landing

Fitted carpets. Loft hatch providing access to loft. Ceiling light.

Bathroom

Fitted with white three piece suite comprising of panelled bath with shower over and glass shower screen, hand wash basin and wc. Fully tiled walls. Ceiling light. Window to rear elevation.

Externally

To the front there is off road parking for one vehicle plus additional communal parking which can be utilised by the homeowner. To the rear there is a 33 foot long garden mainly laid to rear, with additional patio area.

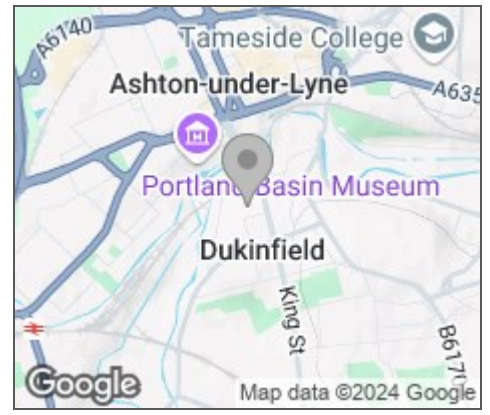
Additional Information

Tenure: Freehold

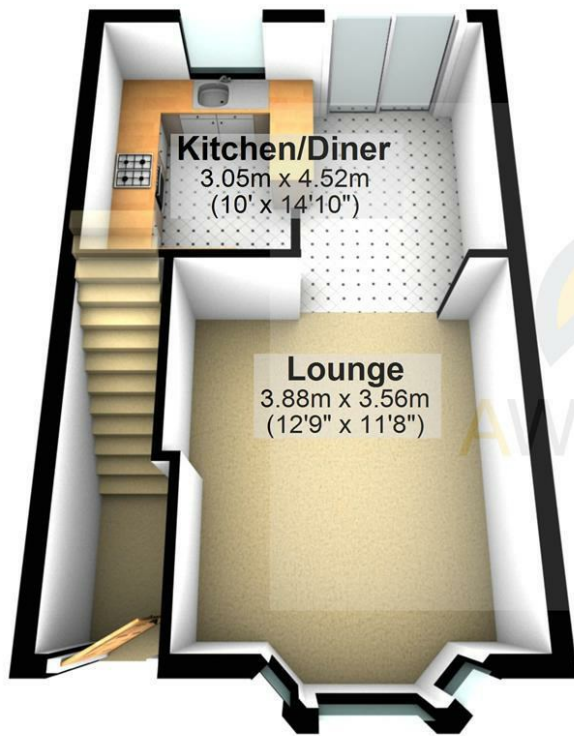
Council Tax Band: B

EPC Rating: TBC

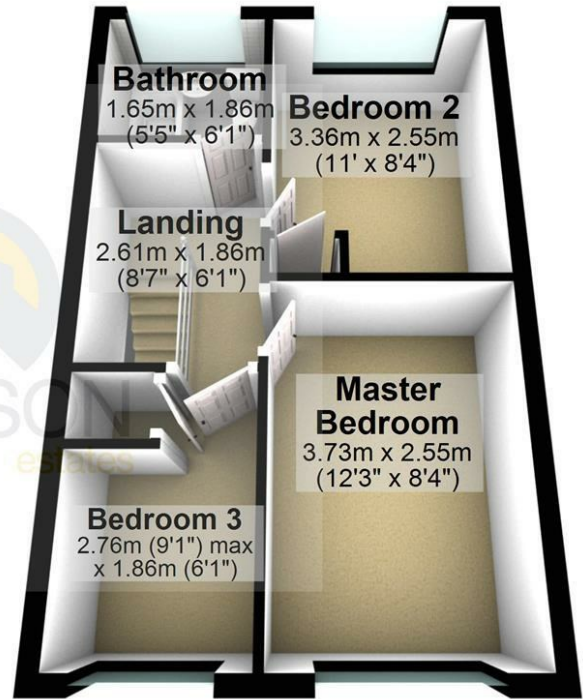




Ground Floor



First Floor



Total area: approx. 64.7 sq. metres (696.7 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	

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.

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