



## 281 Dukinfield Road, Hyde, SK14 4QE

**Offers Over £140,000**

Welcome to Dukinfield Road, a two-bedroom garden-fronted terraced property in Hyde. Whether you're a first time buyer looking to step onto the property ladder or an investor seeking a fantastic addition to your portfolio, this home has so much to offer.

In brief the property comprises of an entrance vestibule, lounge and kitchen diner to the ground floor. Ascending to the first floor you will find a great sized master bedroom, an additional single bedroom, and a bathroom complete with freestanding bath. This home also comes with the benefit of a generous rear garden - a rare find with properties of this style!

Situated in a popular and convenient location, this home is close to local amenities, including the Village Hotel with its gymnasium and swimming pool, and benefits from excellent transport links, with regular bus routes to the town centres of Hyde and Ashton under Lyne., and with Hyde North and Flowery Field train stations both within half a mile of your front door, with their ease of access to Manchester City Centre and beyond.

Those with children of a school age have plenty of options including Flowery Field Primary School, St Marys RC Primary School, and Ravensfield Primary School, plus All

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## Entrance Vestibule

Part glazed internal door to:

## Lounge

14'3" x 13'2" (4.34m x 4.01m)

Window to front elevation. Radiator. Fitted carpet. Ceiling light. Feature gas fireplace with surround.

## Kitchen

11'2" x 6'7" (3.40m x 2.00m)

Fitted with a matching range of base and eye level units with coordinating worktop space over. One and a half bowl stainless steel sink with mixer tap. Built in electric double oven with four ring gas hob and extractor hood over. Space for fridge freezer. Plumbed for automatic washing machine. Window to rear elevation. Door leading out to rear garden. Wall mounted boiler. Stairs to first floor.

## Landing

## Master Bedroom

14'3" x 13'2" (4.35m x 4.02m)

Window to front elevation. Fitted carpet. Ceiling light. Radiator.

## Bedroom Two

11'2" x 6'0" (3.41m x 1.83m)

Window to rear elevation. Fitted carpet. Ceiling light. Radiator.

## Bathroom

8'8" x 6'11" (2.63m x 2.10m)

Fitted with white three piece suite comprising of white freestanding bath with mixer tap and main

fed shower over, wc with high level cistern, and hand wash basin. Window to rear elevation.

## Externally

To the front there is a wall fronted terraced garden, whilst to the rear there is a generous garden with decked area, patio area, and good sized lawned garden.

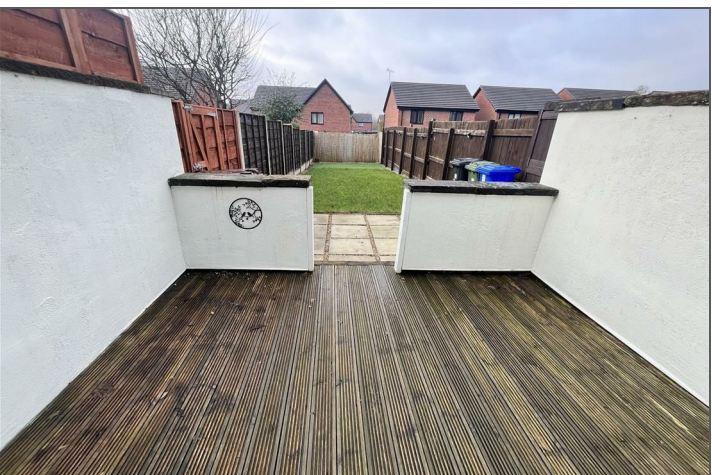
## Additional Information

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: A









## Ground Floor



## First Floor



Total area: approx. 63.0 sq. metres (678.5 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		

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