



8 Hyde Street, Dukinfield, SK16 5NS

£215,000

Deceptively spacious really is the only way to describe this four bedroom semi detached property! Built in 1878, this family home offers generous living accommodation and is ideally situated on the Dukinfield/Stalybridge border, making it an excellent choice for a variety of buyers.

Upon entering, you are welcomed into an entrance hallway, complete with characterful features such as ceiling cornice and decorative coving. The hallway leads to a cosy lounge, complete with a beautiful feature fireplace, and opens into a generous open plan dining room with french doors opening onto the rear garden - perfect for indoor outdoor living in the summer months. The ground floor also boasts a modern kitchen and provides access down to the cellar.

Ascending to the first floor you will find four well proportioned bedrooms, providing ample space for family living, guests, or even a home office, plus a modern family bathroom.

The location is well placed, with Morrisons supermarket a short walk away, and with further amenities nearby including Dukinfield library and a chemist, as well as recreational facilities such as nearby Golf and Cricket clubs in addition to a 24 hour Gymnasium. Gorse Hall is also a great option for those who enjoy the outdoors, with

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Hallway

16'7" x 5'9" (5.05m x 1.75m)
A grand entrance! Stairs leading to the first floor. Laminate flooring. Radiator. Ceiling light. Door to:

Lounge

11'2" x 12'10" (3.40m x 3.91m)
Window to front elevation. Fitted carpet. Feature fireplace with inset gas fire and black surround. Radiator. Ceiling light. Open plan to:

Dining Room

13'3" x 11'9" (4.04m x 3.58m)
Double doors to rear elevation opening into rear garden. Fitted Carpet. Door leading to hallway. Ceiling light. Radiator.

Kitchen

12'3" x 6'10" (3.73m x 2.08m)
Fitted with a matching range of black gloss base and eye level units with coordinating worktops over. Built in electric oven with four ring electric hob, and extractor hood over. Stainless steel sink with drainer and mixer tap. Plumbing for automatic washing machine. Space for tumble dryer. Window to rear elevation, Door leading out to side of property. Door leading to cellar.

Landing

Window to side elevation. Fitted carpet. Ceiling light. Door to:

Bedroom 1

11'5" x 12'8" (3.48m x 3.86m)
A great sized master bedroom with window to front elevation. Fitted carpet. Radiator. Ceiling light.

Bedroom 2

12'11" x 6'10" (3.94m x 2.08m)
Window to rear elevation. Fitted carpet. Radiator. Ceiling light.

Bedroom 3

13'0" x 8'7" (3.96m x 2.62m)
Window to rear elevation. Fitted carpet. Radiator. Ceiling light.

Bedroom 4

5'10" x 5'11" (1.79m x 1.81m)
Window to front elevation. Fitted carpet. Radiator. Ceiling light. This room would make an ideal nursery or study. Currently fits a junior bed, however there is an option to build a bespoke single bed above the stairs bulkhead to utilise as a full single bedroom.

Bathroom

A modern fitted three piece bathroom suite comprising of Panelled bath with glass shower screen and electric shower over, hidden cistern wc, and hand wash basin with vanity unit. Heated towel rail. Window to rear elevation. Spotlights to ceiling.

Cellar

16'5" x 5'6" (5.00m x 1.67m)
Stairs leading down to cellar perfect for storage.

Externally

Private low maintenance garden to the rear, with gated access around the side of the property.

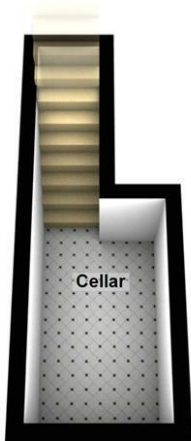
Additional Information

Tenure: Freehold
EPC Rating: TBC
Council Tax Band: A





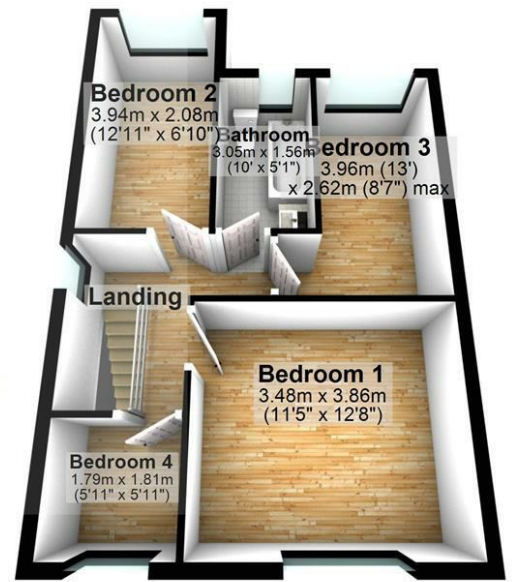
Basement



Ground Floor



First Floor



Total area: approx. 103.6 sq. metres (1115.5 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) 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		

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		

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