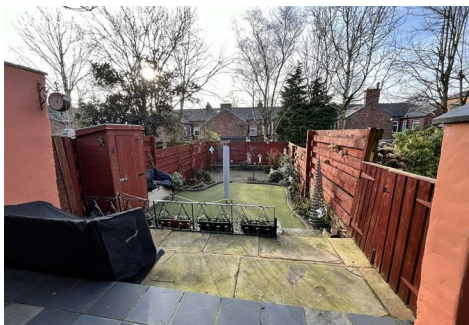




40 Russell Street, Dukinfield, SK16 4TA

Offers Over £170,000

Russell Street is a beautifully presented traditional, garden fronted terraced home. With a larger than average floorplan, this lovely home requires an internal inspection to fully appreciate all it has to offer.

The same owner has taken good care of this property for the last four decades, it is now time for a new owner to take the reins and enjoy it.

You are welcomed in through the entrance vestibule into the bright and spacious lounge, then through to the separate dining room complete with a bar! The modern fitted kitchen completes the ground floor. Moving upstairs, there are two double bedrooms and an excellent sized four piece family bathroom.

The outside space is a real bonus! Garden fronted with a wrought iron gate and fence, whilst around to the rear is an enclosed good sized garden, there is even a covered area for rainy days.

Russell Street is a desirable and sought after location with plenty of local amenities. There are schools and Dukinfield Park close by for those with children of school age, plus shops including a major supermarket for your more comprehensive needs.

If Russell Street could be for you, get in touch, we'd love to show you round.

40 Russell Street

, Dukinfield, SK16 4TA

Offers Over £170,000



Entrance Vestibule

Front door, door into the lounge.

Lounge

Window to the front elevation, built in cupboards. Door into the dining room.

Dining Room

Open stairs leading to the first floor, there is a tiled top bar! What a fantastic entertaining space. Built in storage cupboards give that useful space needed in a family home. Door into the kitchen.

Kitchen

Window and back door leading out to the garden, Fitted with a comprehensive range of floor and wall mounted units with coordinating work surfaces over with matching breakfast bar. Built in appliances include a double oven (the bottom half no longer works), hob and extractor fan, space for fridge freezer, plumbing for washing machine and integrated dishwasher. There is a resin one and a half bowl sink unit with mixer tap over.

Stairs & Landing

Doors to all rooms.

Master Bedroom

Window to the front elevation. Plenty of built in wardrobes with matching dresser and drawers.

Bedroom Two

Window to the rear elevation with views over the garden. Built in cupboard.

Family Bathroom

Opaque window to the rear elevation. Suite comprising of a panel bath, enclosed shower cubicle, the w.c and hand wash basin is built into a vanity cupboard with concealed lighting and storage and mirror.

Externally

Garden fronted with wrought iron fence and gate, whilst around to the rear is a good sized enclosed garden. This is a great space for children to play, or for family BBQ's!. (There is a right of way across the rear)

Additional Information

Tenure: Freehold

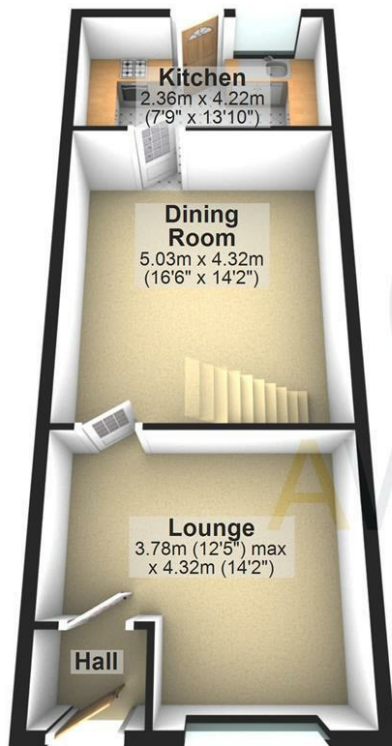
EPC Rating: D

Council Tax Band: A

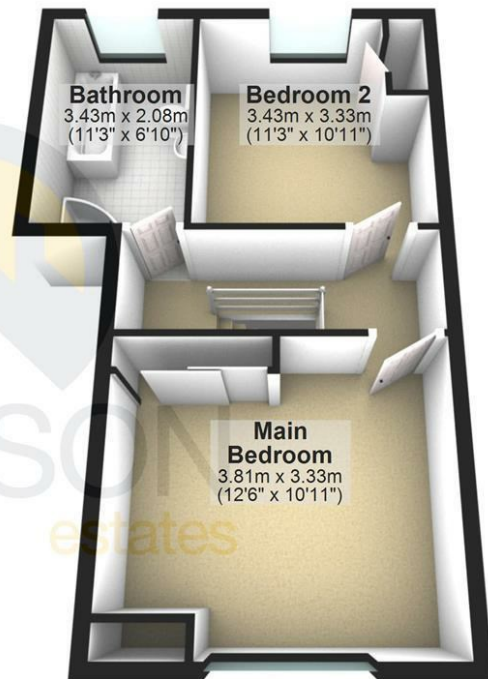




Ground Floor



First Floor



Total area: approx. 87.3 sq. metres (940.0 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.

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 Sales 0161 303 0778 Email: info@awilsonestates.com www.awilsonestates.com