



87 Cheetham Hill Road, Dukinfield, SK16 5JL

Offers Over £210,000

This beautifully presented three bedroom terraced property is a rare find. Lovingly maintained by the current owners, it comes to market in "ready to move into" condition, perfect for first time buyers or downsizers looking for a modern, comfortable home.

The property is garden fronted, offering great curb appeal. Decorated throughout in tasteful neutral tones, step inside and be welcomed by an inviting entrance vestibule leading to the stylish lounge - complete with a cosy wood burning stove with reclaimed timber mantle this really is the heart of the home. The lounge is open plan into the dining room making this an ideal space for family gatherings or entertaining friends.

The modern kitchen is both functional and stylish and leads to a practical utility room and convenient downstairs WC. Upstairs, the first floor boasts a double bedroom with fitted wardrobes, a single bedroom, and a family bathroom, whilst the top floor reveals a great master bedroom.

Externally the property features a private, enclosed rear garden, perfect for relaxing or entertaining in the summer months.

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Entrance Vestibule

UPVC front door, ceiling light. Glazed door into the lounge

Lounge

13'0" x 12'9" (3.96m x 3.88m)

UPVC double glazed window to front elevation. Feature fire place with cast iron log burning stove and reclaimed timber mantle, stone and original tiled hearth. Fitted carpet. Radiator. Ceiling light. Open plan archway into:

Dining Room

12'7" x 9'11" (3.84m x 3.02m)

UPVC double glazed window with views over the rear garden. Feature chimney breast. Herringbone flooring. Under stairs storage cupboard, Stairs leading to the first floor. Ceiling light. Radiator. Door to:

Kitchen

12'7" x 5'6" (3.83m x 1.68m)

UPVC door leading out to the rear garden. UPVC double glazed window to side elevation. Fitted with a matching range of soft grey wall and base units with coordinating work surfaces over. Stainless steel sink with mixer tap and drainer. Built in electric oven with four ring gas hob and extractor hood over. Space for fridge freezer. Herringbone flooring. Radiator. Two ceiling lights. Doors to utility and downstairs WC.

Utility

5'2" x 4'2" (1.57m x 1.27m)

UPVC double glazed opaque window to rear elevation. Plumbed for automatic washing machine. Ceiling light.

WC

Low level W.C. Herringbone flooring. Wall mounted boiler. Window to side elevation.

Bedroom 2

12'0" x 12'9" (3.65m x 3.88m)

UPVC window to front elevation. Full range of fitted wardrobes and fitted desk. Ceiling light. Radiator. Fitted carpet. Door to landing.

Bedroom 3

7'00 x 7'6 (2.13m x 2.29m)

UPVC window to rear elevation. Radiator. Ceiling light.

Bathroom

Fitted with three piece suite comprising of panelled bath with glass shower screen and shower over, low level flush wc and hand wash basin with vanity unit. Heated towel rail.

Landing

Stairs to second floor:

Master Bedroom

11'7" x 9'10" (3.53m x 3.00m)

Two skylights. Radiator. Storage into the eaves on either side of the room. Ceiling light.

Externally

The front of the property has a walled garden with wrought iron gate and path leading to the front door. To the rear is a larger than average low maintenance garden laid with artificial lawn, with additional paved patio area perfect for outdoor entertaining during the summer months.

Additional Information

Tenure: Freehold

Council Tax Band: A

EPC: D





Ground Floor



First Floor



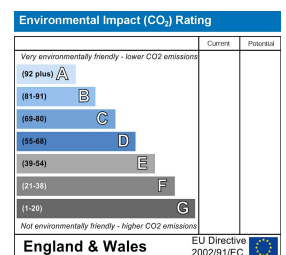
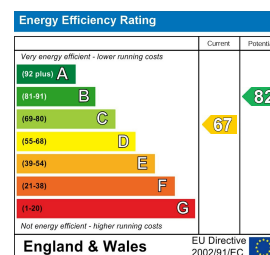
Second Floor



Total area: approx. 93.4 sq. metres (1004.9 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.



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