



17 Crescent Road, Dukinfield, SK16 4ET

£225,000

Situated in a popular residential area of Dukinfield, this well presented two bedroom semi detached bungalow is offered to the market in good condition throughout, having undergone an impressive programme of improvements in recent years.

Perfectly suited to downsizers, professionals, or those seeking a home on one level, the property offers well thought out living accommodation that is sure to appeal. Set on a well regarded street, it enjoys close proximity to local amenities, transport links, and green spaces, whilst also offering peace and privacy.

Over the past six years, the current owner has significantly upgraded the property, creating a "move in ready home" with neutral decor throughout. Key improvements include a complete rewire, a new gas central heating system, a modern boiler, a new fitted bathroom, and a new kitchen – all completed in the last 6 years.

Internally, the property briefly comprises a large entrance porch/outhouse (currently being used as a greenhouse!), a bright and spacious living room, a modern kitchen, two well proportioned bedrooms, and a stylish, fully tiled shower room.

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Entrance Porch/Outhouse

Window and door to the rear providing access in from the driveway. Door to front. This Entrance porch was once a car port and could quite easily be reverted back.

Kitchen

12'7" x 10'11" (3.84m x 3.33m)

Fitted with matching range of base and eye level units with coordinating worktop space over. Plumbed for automatic washing machine. Space for fridge freezer. Built in electric oven with four ring gas hob and extractor hood over. Window to front elevation. Window to side elevation. Door to front elevation leading out to front garden. Door to side leading to entrance porch. Double doors leading to lounge.

Lounge

16'8" x 11'10" (5.08m x 3.61m)

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

Inner Hallway

Loft access with drop down ladders leading to partially boarded loft space. Loft also houses boiler. Door to storage cupboard. Doors to bedrooms and bathroom.

Bedroom One

10'11" x 11'9" (3.33m x 3.58m)

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

Bedroom Two

7'5" x 10'11" (2.26m x 3.33m)

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

Shower Room

Window to side elevation. Fitted with three piece suite comprising of walk in shower cubicle, wc and hand wash basin. Heated towel rail.

Externally

Mature planted gardens front and rear. Driveway parking to rear (Accessed via Zetland Street)

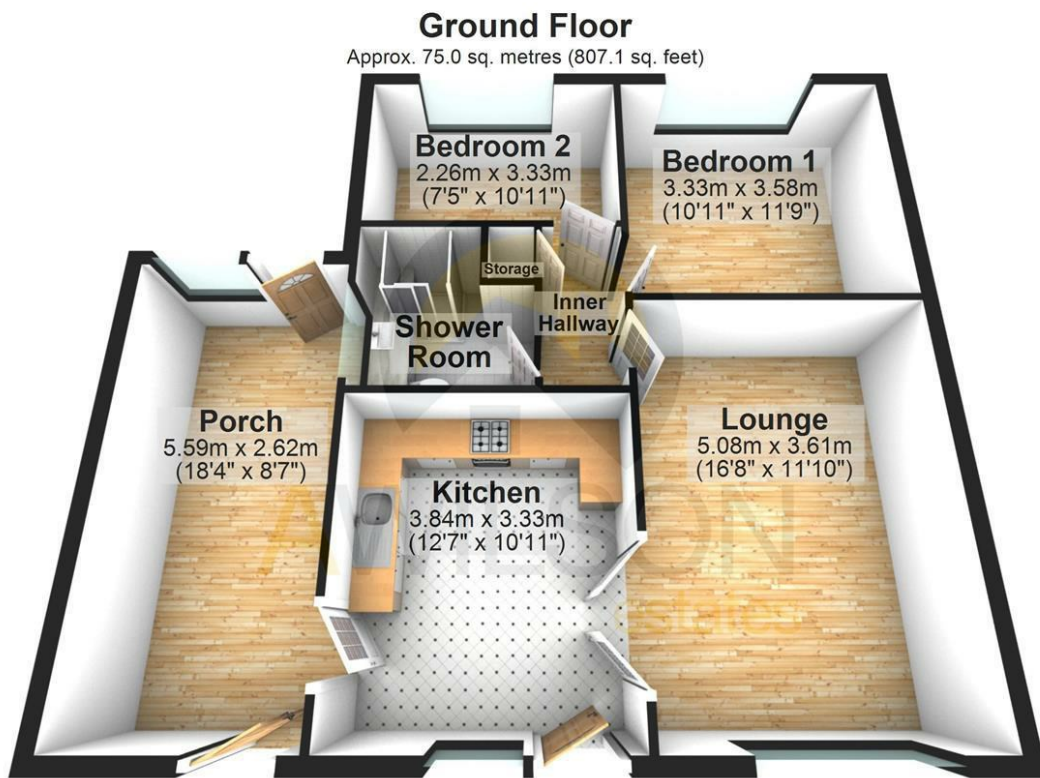
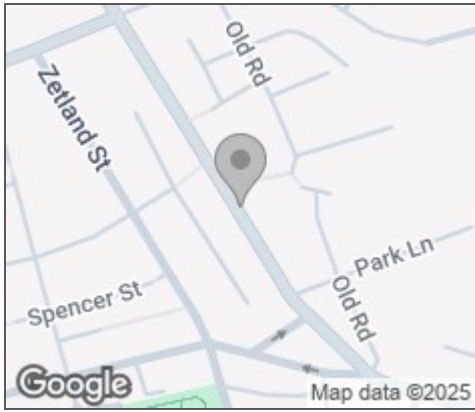
Additional Information

Tenure: Freehold & Leasehold (please ask for more information)

Council Tax Band: C

EPC Rating: C





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	

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