



66 Foundry Street, Dukinfield, SK16 5PN

£165,000

A Wilson Estates are delighted to offer for sale this well presented two bedroom terrace in Dukinfield. Perfect for first time buyers, investors, or those looking to downsize, this "move-in ready" home has been lovingly maintained by the current owners and offers comfortable living accommodation across two floors.

The ground floor comprises of an entrance vestibule, a spacious lounge ideal for relaxing and a modern kitchen/diner with ample space for cooking and dining. Upstairs, you will find a generous master bedroom, a good sized second bedroom, and a well appointed family bathroom.

To the rear, the property enjoys a private, enclosed yard, providing a low maintenance space to sit outdoors during the warmer months.

The location is highly convenient, with Morrisons supermarket and the shops of Concorde Way just a short walk away. The neighbouring towns of Stalybridge, Ashton under Lyne, and Denton are also easily accessible and offer a wide range of shops, bars, restaurants, and amenities.

For commuters, Stalybridge and Hyde North train stations are both within a mile, offering fast connections into Manchester and beyond, while the M60 ring road is within

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Entrance Vestibule

Door to:

Lounge

13'4" x 12'10" (4.06m x 3.91m)

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

Inner Hall

Stairs leading to first floor. Door to:

Kitchen

10'11" x 12'10" (3.33m x 3.91m)

Window to rear elevation. Door leading out into rear yard. Fitted with matching range of base and eye level units with coordinating worktop space over. Built in electric oven with four ring gas hob and extractor hood over. Space for fridge freezer. Plumbed for automatic washing machine. Radiator. Door leading to under stairs storage cupboard.

Landing

Bedroom One

13'6" x 12'10" (4.11m x 3.91m)

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

Bedroom Two

10'10" x 6'7" (3.30m x 2.01m)

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

Bathroom

Window to rear elevation. Fitted with white three piece suite comprising panelled bath with

shower rail and electric shower over, hand wash basin and wc. Radiator. Fully tiled walls.

Externally

Private enclosed yard to rear.

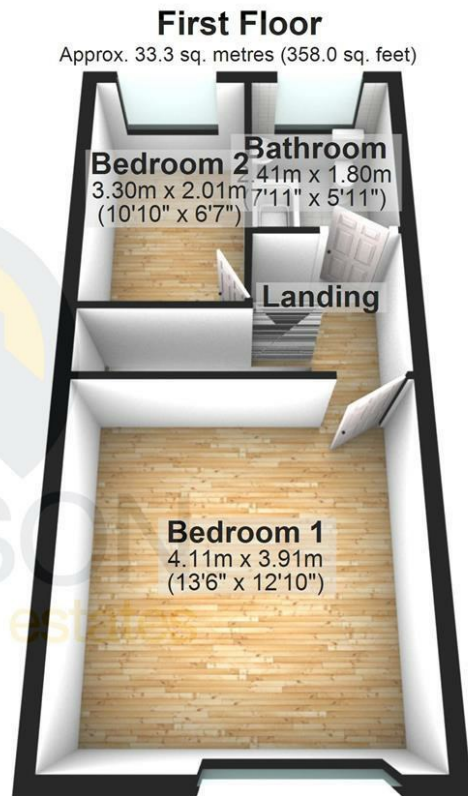
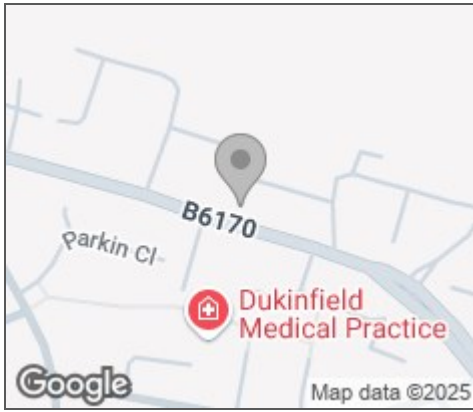
Additional Information

Tenure: Freehold

EPC Rating: C

Council Tax Band: A





Total area: approx. 66.1 sq. metres (711.7 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		91
(81-91) B		75
(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.

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