



176 Astley Street, Dukinfield, SK16 4PZ

Offers Over £190,000

A Wilson Estates are thrilled to present this beautifully renovated two bedroom terrace on Astley Street, Dukinfield. Coming to the market with the added benefit of No Vendor Chain, this substantial home offers the opportunity for a swift move - ideal for buyers looking to get settled quickly, subject to survey and conveyancing. This stylish home has been completely transformed by the current owner - taken back to brick and thoughtfully refurbished throughout. With brand new electrics, plumbing, central heating, and high end finishes, it's now ready for new owners to simply move straight in and enjoy.

Step into the bright, spacious lounge where you're greeted by stylish LVT herringbone flooring and a sleek vertical designer radiator. The kitchen is equally impressive, fitted with modern neutral cabinetry, a breakfast bar, and matching herringbone flooring, with access to a handy understairs storage cupboard.

Flowing through to the open plan utility room, you will find an integrated fridge freezer and plumbing for your washing machine. A convenient downstairs WC is tucked away just off this space, and a rear door leads out to the rear garden.

Upstairs, there are two generously sized double bedrooms and a stunning family bathroom, complete with a bath with wall mounted taps, and a rainfall shower head -

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In Brief Property Comprises:

Lounge

14'3" x 12'11" (4.34m x 3.94m)

A bright and spacious room with window to front elevation. Featuring LVT herringbone flooring, a contemporary vertical designer radiator, and neutral décor. Perfect for relaxing or entertaining, this space offers a modern yet cosy first impression

Kitchen

11'9" x 10'2" (3.58m x 3.10m)

Stylish and thoughtfully laid out with modern neutral cabinetry, a breakfast bar for casual dining, and the continuation of the herringbone flooring. There's also access to a useful understairs storage cupboard - ideal for pantry items or cleaning essentials. With built in eye level AEG double oven, four ring electric hob with extractor hood over, and composite sink with mixer tap. Vertical designer radiator. Window to rear elevation. Spotlights to ceiling. Stairs to first floor. Open plan to:

Utility

6'0" x 6'5" (1.83m x 1.96m)

Open plan to the kitchen, the utility area has cabinetry to match the kitchen, and features an integrated fridge freezer and has plumbing for a washing machine. A rear door leads directly out to the garden and a side window provides natural light. Door to:

WC

Window to side elevation. Radiator. Wc and hand wash basin.

Landing

Newly fitted carpet. Doors to bedrooms and bathroom.

Bedroom One

11'8" x 10'3" (3.56m x 3.12m)

A spacious double room with built in storage cupboard over the stairs bulkhead which would make an ideal built in wardrobe. A window to the rear elevation allows for lots of natural light, and the décor is fresh and neutral with newly fitted carpet.

Bedroom Two

8'3" x 12'11" (2.51m x 3.94m)

A bedroom of double proportions with window to front elevation, newly fitted carpets and radiator.

Bathroom

Beautifully finished and fully tiled in a contemporary style, with three piece suite comprising of bath with wall mounted taps, rainfall shower head and glass shower screen, plus vanity basin unit, and low-level WC. Partly tiled walls. Tiled flooring. Heated towel rail. Spotlights to ceiling.

Outside and Gardens

Private enclosed yard to rear.

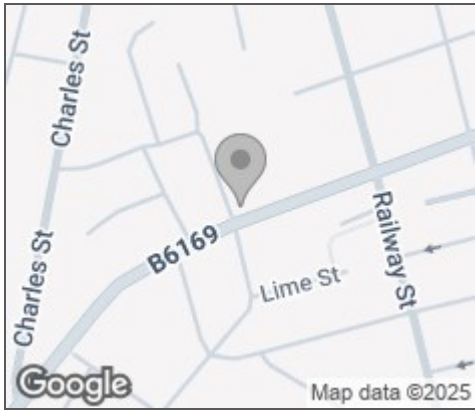
Additional Information

Tenure: Freehold

EPC Rating: E (please note this rating is from before the renovation)

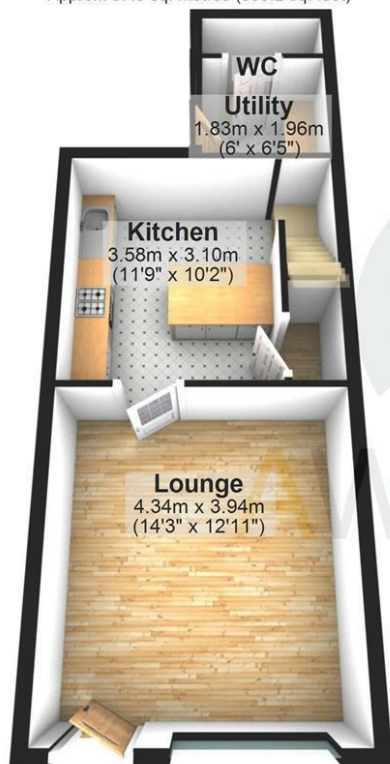
Council Tax Band: A





Ground Floor

Approx. 37.0 sq. metres (398.2 sq. feet)



First Floor

Approx. 31.3 sq. metres (337.1 sq. feet)



Total area: approx. 68.3 sq. metres (735.3 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	

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