



12 Cambridge Street, Dukinfield, SK16 4ER

Offers Over £245,000

A Wilson Estates are delighted to present this three bedroom semi detached home, quietly tucked away on Cambridge Street in Dukinfield. Homes here rarely come to market and it is easy to see why. This has been a much loved family home since 1969 and now it's ready to welcome its next chapter. Could this be where your family story begins?

The home makes a welcoming first impression with a neat front garden and steps leading up to the front door. Inside, a spacious hallway opens into a light filled lounge, perfect for relaxing or entertaining. The fitted kitchen at the rear has space for a small dining table, and just off here is a convenient downstairs WC. For those with the vision, there is excellent potential to extend (subject to planning) or to add a conservatory or summer house to make the most of the sunny rear garden.

Upstairs, you will find three well proportioned bedrooms along with a family bathroom, currently set up as a wet room. Externally, the low maintenance rear garden is a real suntrap, ideal for summer days. The property also benefits from a garage en bloc directly adjacent to the home, perfect for storage or keeping a small car safe, with parking available in front.

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Entrance Hall

Stairs leading to the first floor. Alarm. Ceiling light. Door to:

Lounge

14'10" x 12'8" (4.52m x 3.86m)

Window to front elevation. Feature fireplace with inset fire. Radiator. Ceiling light. Door to:

Kitchen/Breakfast Room

9'5" x 11'11" (2.87m x 3.63m)

Window to rear elevation. Door to rear garden. Fitted with matching range of base and eye level units with coordinating worktop space over. Inset sink with mixer tap over. Four ring induction hob. Eye level electric oven and grill. Space for fridge freezer. Radiator. Ceiling light. Sliding door to:

WC

Window to rear elevation. WC and hand wash basin. Radiator. Access to under stairs storage cupboard.

Landing

Door to boiler cupboard. Doors to all bedrooms and bathroom. Loft hatch providing access to loft space.

Master Bedroom

13'4" x 9'3" (4.07m x 2.81m)

Window to front elevation. Ceiling light. Wall light. Radiator.

Bedroom Two

11'1" x 9'3" (3.38m x 2.82m)

Window to rear elevation. Radiator. Ceiling light.

Bedroom Three

9'6" x 6'5" (2.90m x 1.96m)

Window to front elevation. Radiator. Ceiling light.

Wet Room

Window to rear elevation. Fitted with WC, hand wash basin, and wall mounted electric shower. Radiator. Ceiling light.

Outside and Gardens

Elevated front garden with lawn and planted borders and steps leading to first floor. Low maintenance garden to rear laid with patio with planted borders.

Garage

Up and Over door to front.

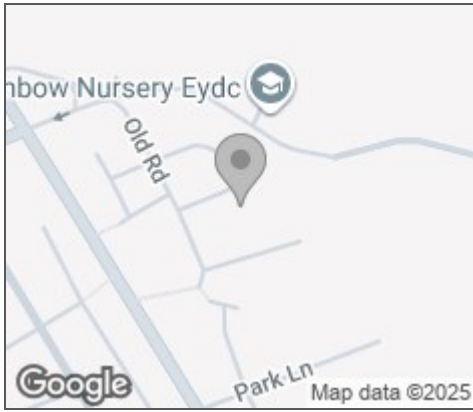
Additional Information

Tenure: Freehold

EPC Rating: TBC

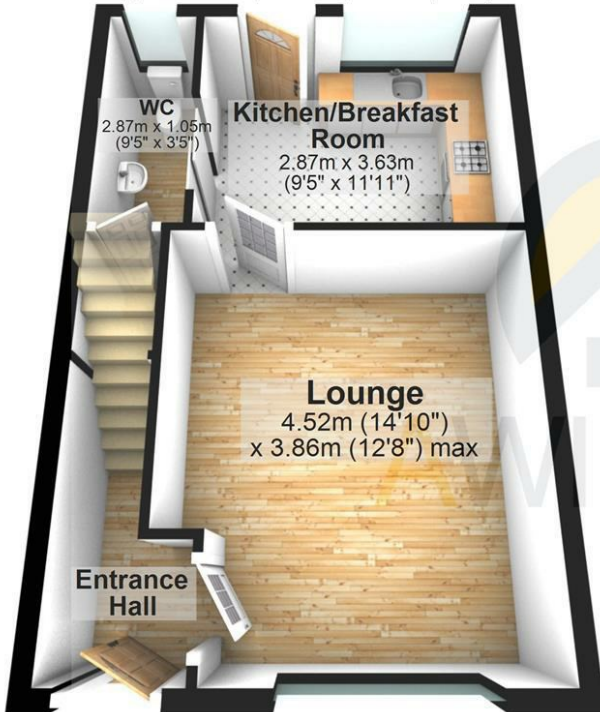
Council Tax Band: C





Ground Floor

Approx. 35.9 sq. metres (385.9 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.6 sq. feet)



Total area: approx. 72.0 sq. metres (775.5 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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