



261 Dukinfield Road, Hyde, SK14 4QE

Offers Over £160,000

Welcome to Dukinfield Road, a two bedroom terraced property in Hyde. Whether you're a first time buyer looking to step onto the property ladder or an investor seeking a fantastic addition to your portfolio, this home has so much to offer - a location perfect for commuters, two double bedrooms....and just wait until you see the garden!

The property is fronted by a low walled garden. Step inside through the entrance vestibule into a welcoming lounge, leading through to a modern kitchen diner complete with ample worktop and cupboard space, as well as room for a dining table. On the first floor you will find two well proportioned double bedrooms, with the main bedroom stretching across the front of the property, and a family bathroom completing the layout.

This home also comes with the benefit of a generous rear garden - a rare find with properties of this style. The garden features a patio area with awning, a well maintained lawn, and a further patio at the bottom with plenty of space for a garden shed, a trampoline or even a summerhouse.

Location-wise, you're close to everyday amenities, with the Village Hotel and its gym and swimming pool just around the corner. Transport links are excellent with regular bus routes into Hyde and Ashton-under-Lyne, plus Hyde North and Flowery Field train stations both within half a mile, making commuting to Manchester simple. Families will

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Entrance Vestibule

Door to:

Lounge

13'4" x 14'3" (4.06m x 4.34m)

Window to front elevation. Feature fireplace. Double radiator.

Kitchen/Dining Room

10'4" x 14'7" (3.15m x 4.45m)

Window to rear elevation. Fitted with a matching range of base and eye level units with coordinating worktops over. Built in electric oven with four ring gas hob and extractor hood over. One and a half bowl ceramic sink with mixer tap. Plumbed for automatic washing machine. Space for fridge freezer. Door to rear garden

Stairs and Landing

Doors to bedrooms and bathroom.

Master Bedroom

13'4" x 14'7" (4.06m x 4.45m)

Window to front elevation. Radiator. Ceiling light. Built in storage cupboard.

Bathroom

Window to rear, heated towel rail, door to:

Bedroom Two

10'8" x 8'11" (3.24m x 2.72m)

Window to rear elevation. Radiator. Ceiling light. Access to high level storage cupboard.

Outside and Gardens

Small walled garden to front. Large garden to rear, with patio and lawned areas.

Additional Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: A





Ground Floor

Approx. 35.8 sq. metres (385.5 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.8 sq. feet)



Total area: approx. 71.8 sq. metres (773.3 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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