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# 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

 $13'4" \times 14'3"$  (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**

 $13'4" \times 14'7"$  (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**

 $10'8" \times 8'11"$  (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

Tel: 0161 303 0778











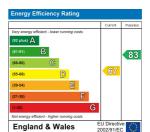






## **Viewing**

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.





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