



## **66 Furnace Street, Dukinfield, SK16 4JA**

**£175,000**

A Wilson Estates are delighted to present to the market this larger than average three bedroom mid terrace property, offered with vacant possession and boasting a comprehensive recent refurbishment. With a brand new kitchen, newly installed boiler, and fresh décor throughout, this is a fantastic move in ready opportunity for first time buyers or investors alike.

In brief to accommodation comprises of a spacious lounge, a dining room and extended fitted kitchen to the ground floor, whilst upstairs are three good sized bedrooms and a white family bathroom. Externally there is a small enclosed rear yard providing a low maintenance outdoor space.

Ideally positioned for commuters and local amenities, the property lies just a mile from Ashton-under-Lyne train station, providing excellent links to Manchester and beyond. The towns of Ashton under Lyne, Stalybridge and Dukinfield are all easily reachable, with their array of shops, leisure facilities and restaurants and cafes.

If you think that this could be the home you have been waiting for then give the office a call to arrange a mutually convenient viewing appointment. We don't expect this beautiful home to stay on the market for long!

# 66 Furnace Street

, Dukinfield, SK16 4JA

**£175,000**



## Entrance Vestibule

Upvc front door.

## Lounge

12'10 x 10'9 (3.91m x 3.28m )

Upvc double glazed window to the front elevation. Feature fireplace, cove ceiling, ceiling light & radiator. Double opening doors to the dining room.

## Dining Room

10'11 x 10'10 (3.33m x 3.30m )

Upvc double glazed door leading out to the enclosed rear yard. Stairs rising to the first floor, under stairs storage cupboard. Ceiling light & radiator.

## Kitchen

11'7 x 6'1 (3.53m x 1.85m)

Upvc double glazed window with views over the garden. Newly fitted kitchen comprising of a comprehensive range of floor & wall mounted units with coordinating work surfaces over. Gas cooker point, plumbing for automatic washing machine, one and a half bowl stainless steel sink unit with mixer tap. Space for a fridge freezer, part tiled walls, ceiling light.

## Stairs & Landing

Access to loft, bedrooms and family bathroom.

## Master Bedroom

12'11 x 8'9 (3.94m x 2.67m)

Upvc double glazed window to the front elevation. Ceiling light & radiator.

## Bedroom Two

10'11 x 8'1 (3.33m x 2.46m )

Upvc double glazed window to the rear elevation. Built in cupboards, wood effect laminate flooring, ceiling light & radiator.

## Bedroom Three

9'8 x 8'8 (2.95m x 2.64m)

Upvc double glazed window to the front elevation. Ceiling light & radiator.

## Family Bathroom

Upvc double glazed window to the rear elevation. White three piece suite comprising of a panel bath with electric shower over, hand wash basin & low level W.C.tiled floor & walls, ceiling light and heated towel rail.

## Externally

Small enclosed rear yard.

## Additional Information

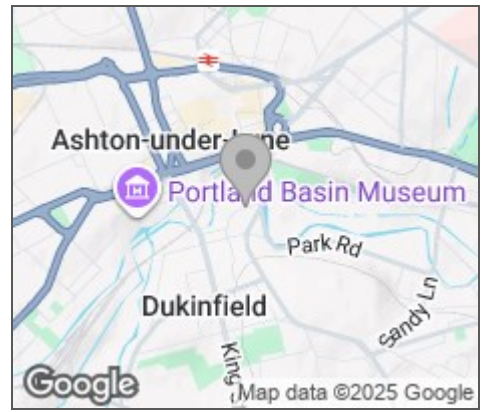
Tenure: Freehold

Council Tax: A

EPC Rating: TBC

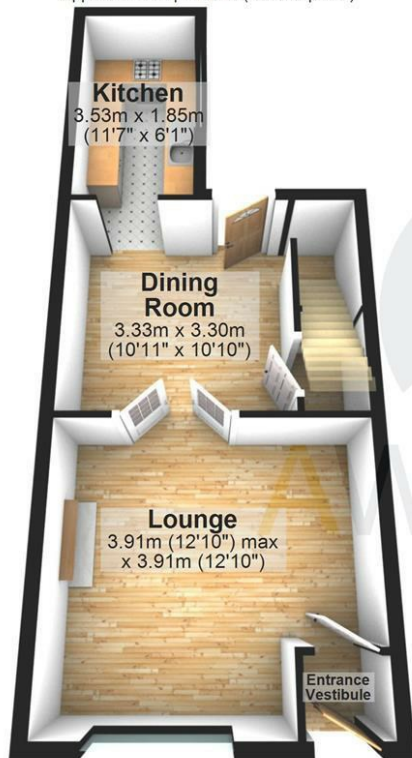






### Ground Floor

Approx. 37.0 sq. metres (397.9 sq. feet)



### First Floor

Approx. 34.8 sq. metres (374.6 sq. feet)



Total area: approx. 71.8 sq. metres (772.5 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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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