



27 Jeffreys Drive, Dukinfield, SK16 4BZ

Offers Over £180,000

With gardens to the front and rear, two double bedrooms, and a garage en bloc, this well presented mid mews property will appeal to first time buyers and investors alike. Offered with no vendor chain, there's the potential for a swift completion, subject to survey and legal work.

The property is set back from the road by a front garden with a path leading to the entrance. Step inside to an entrance vestibule that opens into a spacious lounge with stairs rising to the first floor. The kitchen is located at the rear and features modern white cabinetry with oak block style worktops, along with a door leading to the rear garden. This is a good sized, low maintenance space ideal for outdoor dining or a safe play area for children.

Upstairs, the property offers two double bedrooms and a three piece family bathroom. Externally, in addition to both gardens, the home also benefits from a garage in a purpose built block, ideal for extra storage or parking a small vehicle.

Located in a popular area of Dukinfield, the home enjoys excellent access to local amenities and transport links. The M60 and M67 motorways are nearby, and local bus and train services provide easy connections to Ashton, Hyde, and Manchester city centre. Newton for Hyde and Florey Field stations offer regular rail services, making

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Entrance Vestibule

Window to side elevation. Meter cupboards. Door to:

Lounge

19'2" x 12'0" (5.84m x 3.67m)

Window to front elevation. Stairs leading to first floor. Radiator. Ceiling light. Door to:

Kitchen/Dining Room

8'3" x 12'0" (2.51m x 3.67m)

Fitted with a matching range of base and eye level units with worktop space over. Built in electric oven with four ring electric hob and extractor hood over. Plumbed for automatic washing machine. 1+1/2 bowl stainless steel sink with mixer tap and drainer. Space for fridge freezer. Window to rear elevation. Door to rear garden.

Stairs and Landing

Doors to bedrooms and family bathroom.

Bedroom One

10'7" x 12'0" (3.23m x 3.67m)

Window to front elevation. Ceiling light. Radiator.

Bedroom Two

8'3" x 12'0" (2.51m x 3.67m)

Window to rear elevation. Ceiling light. Radiator. Storage cupboard over stairs.

Bathroom

5'2" x 6'7" (1.58m x 2.00m)

Fitted with three piece suite comprising panelled bath, wash hand basin and WC.

Outside and Gardens

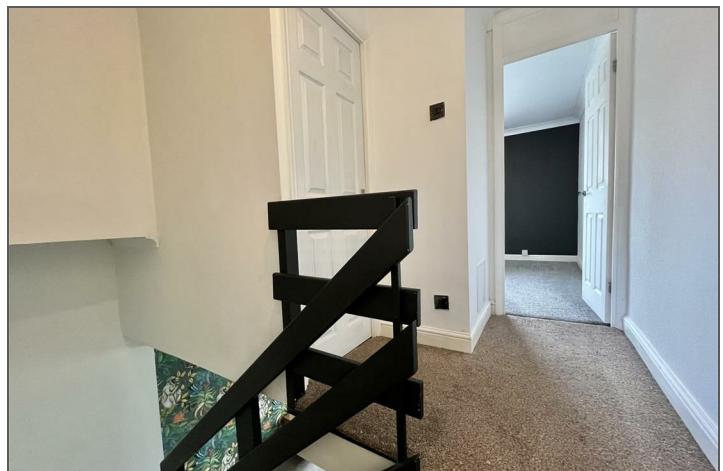
Front garden with path leading to front door. Low maintenance garden to rear. Garage located in purpose built block.

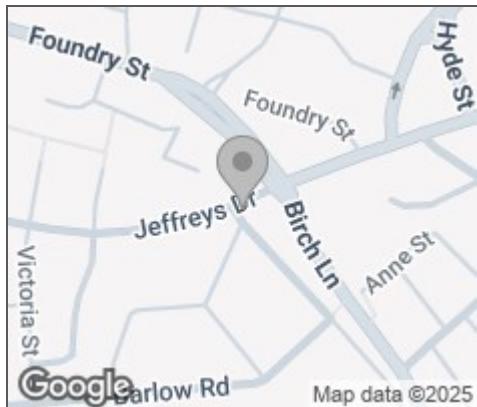
Additional Information

Tenure; Freehold

EPC Rating: TBC

Council Tax Band: B





Ground Floor
Approx. 33.0 sq. metres (355.3 sq. feet)



First Floor
Approx. 31.0 sq. metres (333.8 sq. feet)



Total area: approx. 64.0 sq. metres (689.1 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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