



**51 Lime Street, Dukinfield, SK16 4QB**

**£1,100**

- Three Bedroom Terrace
- Rear Garden
- New Bathroom
- Council Tax Band: A
- Spacious Kitchen
- Fully Renovated throughout
- Surrounded by Social Clubs & Transport Links
- EPC: C

# 51 Lime Street, Dukinfield SK16 4QB

Nestled on Lime Street in the charming town of Dukinfield, this delightful mid-terrace house offers a perfect blend of modern living and classic character. Spanning an impressive 1,023 square feet, this spacious three-bedroom property has been fully renovated to meet contemporary standards, making it an ideal home for families or professionals alike.

Upon entering, you will find a welcoming reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The property boasts three well-proportioned bedrooms, ensuring ample space for everyone. The newly renovated bathroom features modern fixtures and fittings, adding a touch of luxury to your daily routine.

Built in 1915, this home retains some of its original charm while benefiting from recent updates, allowing you to enjoy the best of both worlds. Its prime location near Dukinfield Town Hall means you are just a stone's throw away from local amenities, making daily errands a breeze. Additionally, the surrounding area is rich with social clubs, providing opportunities for community engagement and leisure activities.

This property is available for immediate move-in, allowing you to settle in without delay. Whether you are looking for a family home or a comfortable space to call your own, this three-bedroom house on Lime Street is a wonderful opportunity not to be missed. Come and experience the charm and convenience of this lovely Dukinfield residence today.



Council Tax Band: A



### Living Room

15'5" x 11'9"

### Kitchen

12'7" x 11'11"

### W/C

5'10" x 4'7"

### Bedroom One

5'10" x 11'9"

### Bedroom Two

12'7" x 11'11"

### Bedroom Three

7'4" x 11'11"

### Bathroom

4'11" x 9'4"



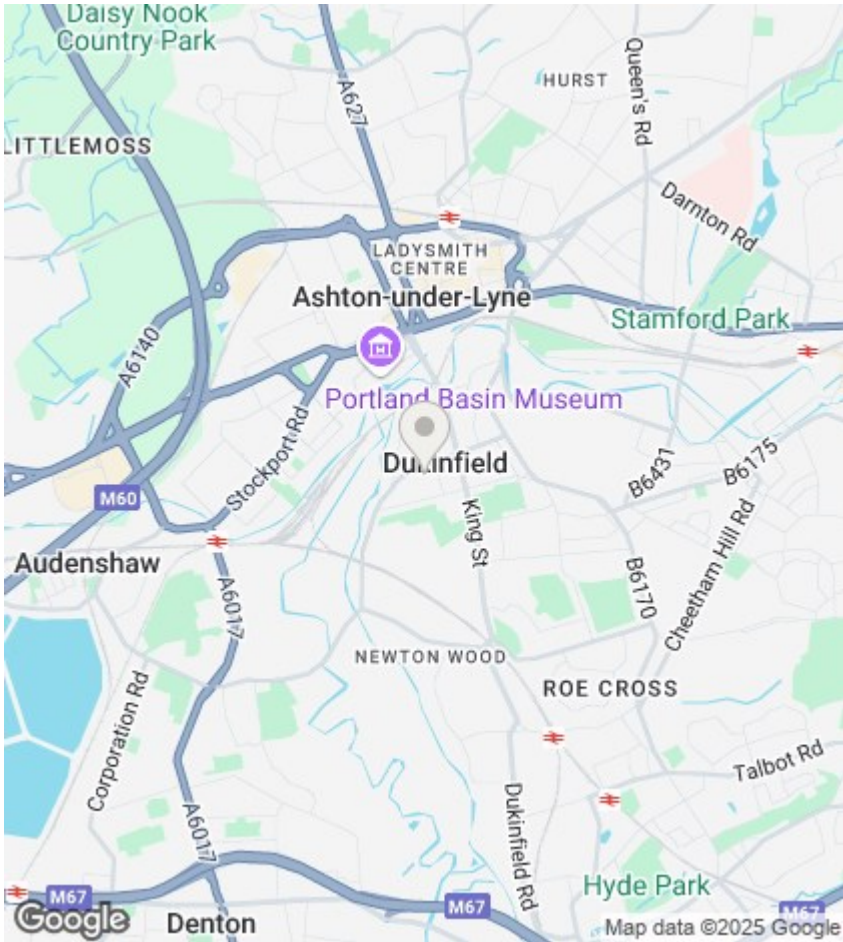
### Anti Money Laundering

MONEY LAUNDERING If you are thinking of Buying, Selling, Renting or Investing in Property, please note, that it is our obligation to comply with the following Acts of Parliament: 1) The Money Laundering Regulations Act 2003 2) The Proceeds of Crime Act 2002 3) Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001)

### Disclaimer

Kingsdale Estates have received confirmation from the Landlord or Seller that all information within the particulars are correct. In the event of the property being a leasehold, Kingsdale Estates would have requested all relevant information in advance. Although we believe all material in the marketing to be correct, we would advise interested parties to satisfy any quires prior to reaching a legal agreement.





### Directions

### Viewings

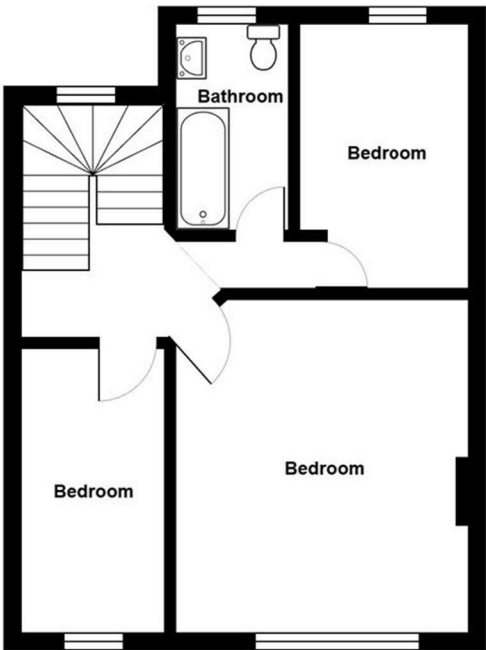
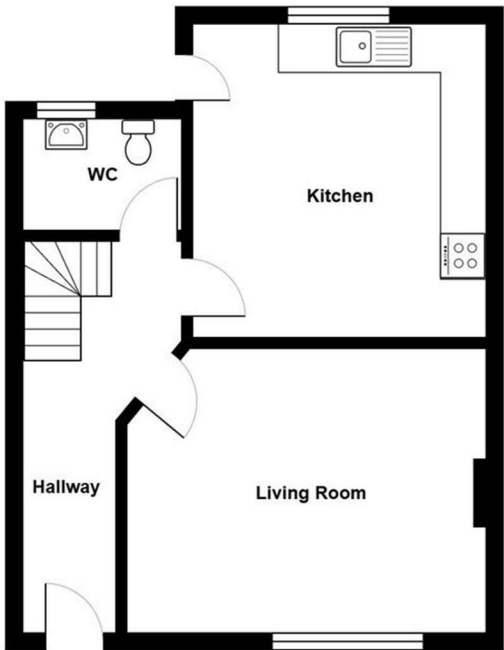
Viewings by arrangement only. Call 0161 560 2915 to make an appointment.

### EPC Rating:

C

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>	72	
(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		
England & Wales	EU Directive 2002/91/EC	

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All measurements are approximate and for display purposes only