

# DAWSONS

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## Cheetham Hill Road, Dukinfield, SK16 5JJ

Dawsons are delighted to welcome onto the market this well positioned traditionally built middle terrace property which briefly comprises of a porch, lounge, kitchen/diner and utility room to the ground floor. To the first floor there are two good sized bedrooms and modern shower suite. To the front there is on street parking to the rear there is a low maintenance enclosed back yard and off road parking beyond.

The property is located in a popular area and is equally close to range of amenities nearby along with state junior and secondary schools.

Viewing is **\*\*\*HIGHLY\*\*\*** recommended to fully appreciate what this stunning traditional property has to offer to the market.

**Offers In The Region Of £180,000**



**CHARTERED SURVEYORS, ESTATE AGENTS  
& PROPERTY MANAGEMENT SPECIALISTS**



# Cheetham Hill Road, Dukinfield, SK16 5JJ

## GROUND FLOOR

### Entrance Porch

Composite door to front, door leading to:

### Lounge

12'5" x 12'5" (3.8 x 3.8)

A large spacious lounge comprising of fitted carpet, uPVC with toughened glazing, electric fire and central heating radiator.

### Kitchen/Diner

9'6" x 12'5" (2.9 x 3.8)

A beautifully presented kitchen/diner with modern grey integrated wall and base units, Calatta marble worktops, induction hob, extractor, oven, integrated appliances including dishwasher and fridge-freezer, ceiling spotlights, designer sink, sink bar, tap for boiling water, white glass splash-back, designer radiator, multiple power points, integrated storage and uPVC toughened glazing.

### Utility Room

4'7" x 17'0" (1.4 x 5.2)

Comprising of tiled effect laminate flooring, integrated wood effect wall and base units, laminate worktops, tiled splash-back, designer sink and drainer with mixer tap,

drainer, multiple power points, ceiling spotlights, lighting under units, integrated appliances and uPVC toughened glazing.

## FIRST FLOOR

### Landing

Access via fixed pull down ladder to boarded loft,

### Bedroom 1 (King)

10'5" x 12'5" (3.2 x 3.8)

A large king size room comprising of wood effect laminate flooring, uPVC toughened glazing, central heating radiator, multiple power points and integrated wardrobes.

### Bedroom 2 (Double)

5'2" x 12'1" (1.6 x 3.7)

A double bedroom comprising of fitted carpet, uPVC toughened glazing, central heating radiator and multiple power points.

### Shower Room/WC

5'6" x 9'6" (1.7 x 2.9)

A stunning modern shower suite comprising of laminate flooring, designer vanity unit and close couple WC, shower with mixer tap, hand shower and rain shower head over, ceiling spotlights, designer radiator

and uPVC toughened glazing. The Vaillant combination condensing boiler is also located in this room.

## EXTERNAL

To the front there is on-street vehicular parking.

To the rear there is a low maintenance flagged backyard with a seating area as well as storage for the bins.

Beyond the enclosed backyard is off-road vehicular parking for approximately one vehicle.

## TENURE

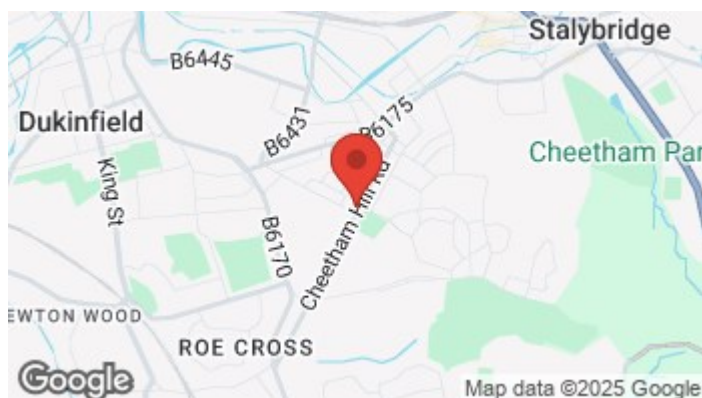
Solicitors to confirm.

## COUNCIL TAX

Council Tax Band "A"

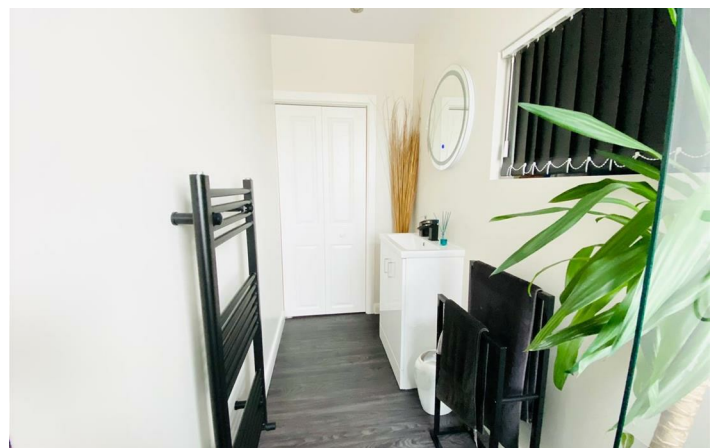
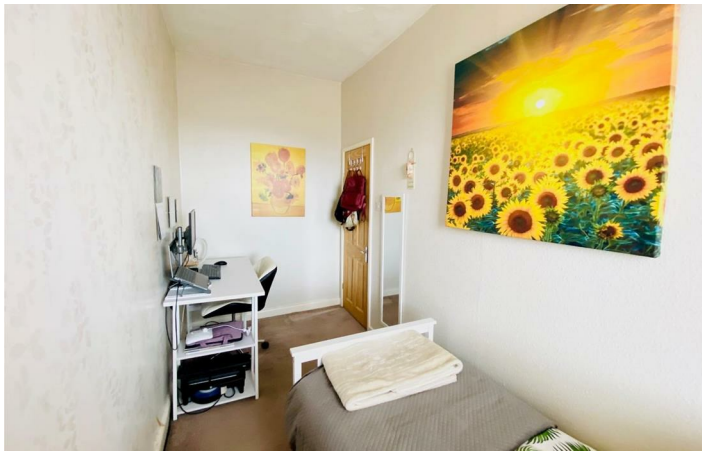
## VIEWINGS

Strictly by appointment with the Agents.



## Directions





Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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