

# DAWSONS

Property Professionals since 1925

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: [www.wcdawson.com](http://www.wcdawson.com) Email: [reception@wcdawson.com](mailto:reception@wcdawson.com)



## Victoria Road, Dukinfield, SK16 4UN

Dawsons are pleased to offer for sale this traditional two-bedroomed middle-terraced which has recently been redecorated and had new floor coverings and now comes onto the market in good order throughout and benefits from uPVC double-glazing and gas fired central heating. The property is situated in a popular and convenient residential location and benefits from off-road parking and garden area to the rear (rented at £200 per annum). \* No chain - Viewing recommended \*

**Offers Over £155,000**



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



# Victoria Road, Dukinfield, SK16 4UN

- Recently Redecorated Two-Bedroomed Mid-Terrace
- uPVC Double-Glazing And Gas Fired Central Heating
- No Forward Vendor Chain
- Excellent Commuter Links
- Good Order Throughout
- Popular And Convenient Residential Location
- Ideally Suited To First-Time Buyer
- Modern Kitchen And Bathroom Fittings
- Off-Road Parking For Two Vehicles And Garden Area To Rear (Rented At £200 Per Annum)
- Internal Inspection Highly Recommended

## The Accommodation Briefly

### Comprises:

Entrance vestibule, lounge with feature fireplace, dining kitchen with modern units. To the first floor there are two well-proportioned bedrooms and bathroom/WC with modern white suite.

Externally, the property has a private enclosed rear yard with useful storage outbuilding. Beyond the shared access road there is off-road parking for two vehicles and a good size garden area (these are rented at £200 per annum).

The property is conveniently located with good access to all neighbouring town centres and also enjoys good commuter links to Manchester City Centre. Also within easy reach are several local junior and high schools.

## The Accommodation In Detail

### Comprises:

#### GROUND FLOOR

##### Entrance Vestibule

uPVC panelled front door.

##### Lounge

13'3 x 13'0 maximum (4.04m x 3.96m maximum)

Feature fireplace, uPVC double-glazed window, central heating radiator.

##### Dining Kitchen

12'9 x 10'1 (3.89m x 3.07m)

Single drainer stainless steel sink unit, a range of wall and floor mounted units, plumbing for automatic washing machine, part-tiled, uPVC double-glazed rear door and window, understairs storage cupboard, central heating radiator.

#### FIRST FLOOR

##### Landing

##### Bedroom 1

13'3 x 12'1 (4.04m x 3.68m)

uPVC double-glazed window and central heating radiator.

##### Bedroom 2

12'10 x 5'3 increasing to 6'11 (3.91m x 1.60m increasing to 2.11m)

uPVC double-glazed window and central heating radiator.

##### Bathroom/WC

Modern white suite having panelled bath with shower over, pedestal wash hand basin, low-level WC, bulkhead storage cupboard, uPVC double-glazed window, recess spotlights, part-tiled, central heating radiator.

#### EXTERNAL

There is a private enclosed flagged rear yard with useful brick storage outbuilding.

Beyond a shared access road, the property has off-road parking for two vehicles with further garden area and this is currently rented at £200 per annum.

#### TENURE

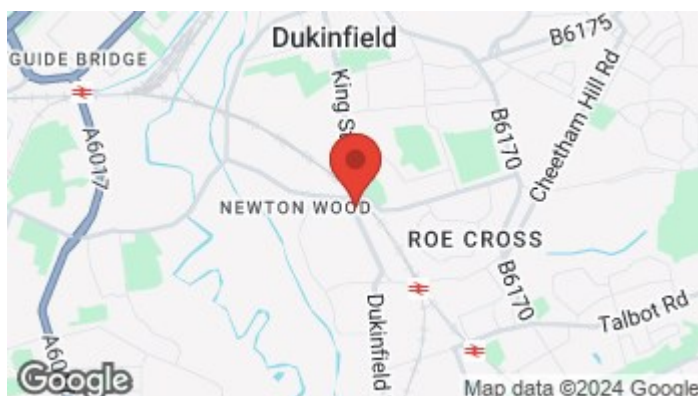
Tenure is Freehold - Solicitors to confirm.

#### COUNCIL TAX

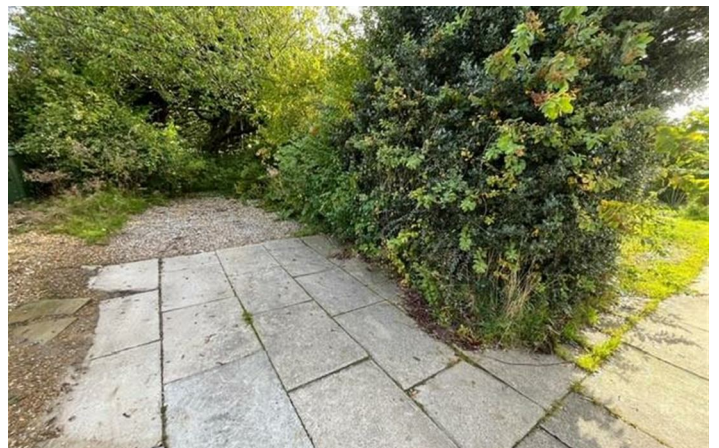
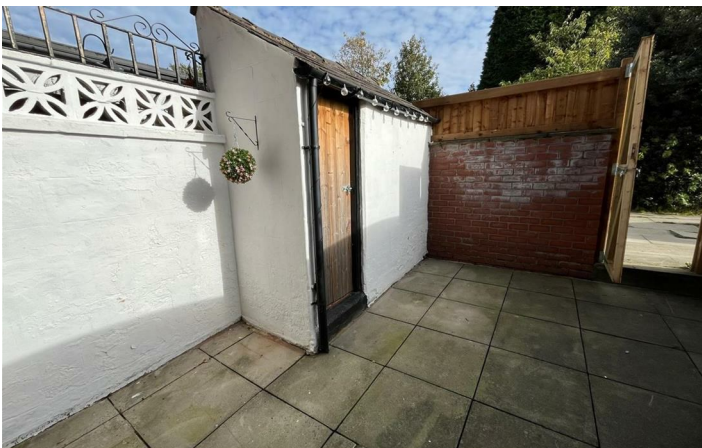
Council Tax Band "A".

#### VIEWINGS

Strictly by appointment with the Agents.

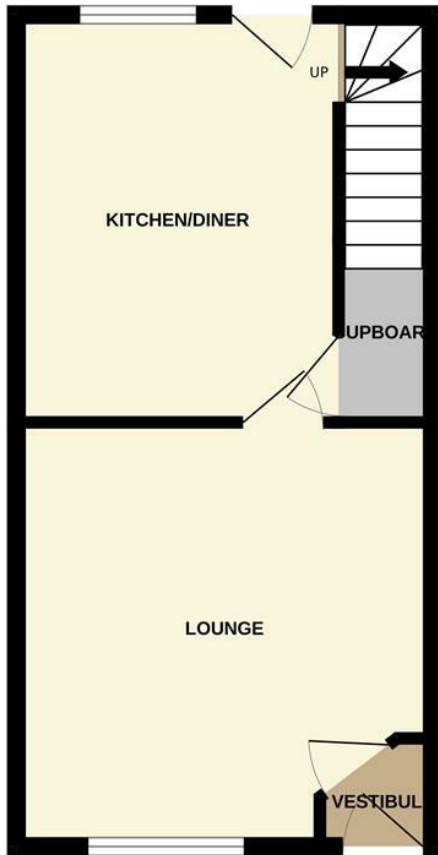


## Directions

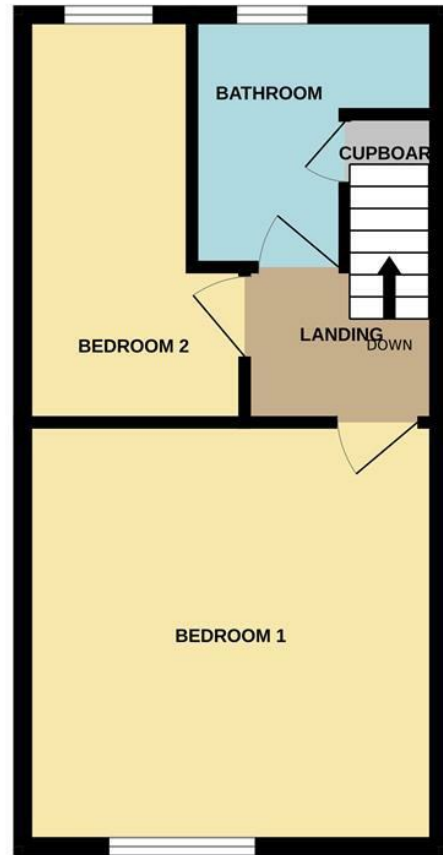


# Floor Plan

GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2024

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.

