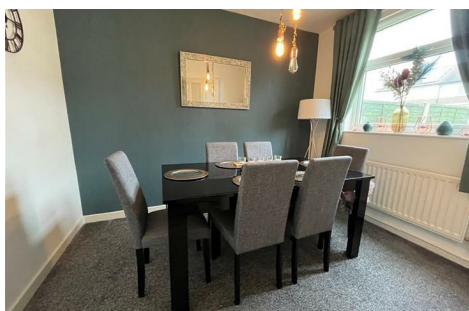


18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

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Tarbet Road, Dukinfield, SK16 4BE

Offering well-planned and well-proportioned accommodation, this three-bedroom semi-detached family home comes onto the market in good order throughout and boasts two reception rooms with a separate kitchen and downstairs cloak/WC.

The property occupies a good size garden plot and is within easy reach of all local amenities and several junior and high schools.

Offered for sale with NO FORWARD VENDOR CHAIN, the property is ideally suited to a growing family.

Price £215,000

Tarbet Road, Dukinfield, SK16 4BE

- Three-Bedroom Semi-Detached Property In A Convenient And Popular Residential Location
- Good Order Throughout
- Two Reception Rooms, Modern Fitted Kitchen And Shower Room Fittings
- Lounge With Feature Fireplace And uPVC Double-Glazed Bay Window
- Downstairs Cloaks/WC
- Good Size Gardens
- Excellent Storage Facilities
- Useful Brick Built Outbuildings
- No Forward Vendor Chain
- Internal Inspection Highly Recommended

The Accommodation Briefly Comprises:

Entrance hallway, lounge with feature fireplace, separate dining room, modern fitted kitchen with integrated appliances, rear hallway, cloaks/WC. To the first floor there are three well-proportioned bedrooms each with storage facilities, modern shower room/WC.

Externally, the front garden is laid to lawn whilst the larger than average rear garden has substantial flagged patio areas with further lawn section.

The property is ideally placed for growing families being within close proximity to all amenities and numerous junior and high schools. All the neighbouring town centres are readily accessible and there are excellent commuter links in the vicinity.

The Accommodation In Detail Comprises:

GROUND FLOOR

Entrance Hallway

uPVC double-glazed window, understairs storage cupboard, central heating radiator.

Lounge

13'8 x 12'5 increasing to 14'2 into the bay (4.17m x 3.78m increasing to 4.32m into the bay)
uPVC double-glazed bay window, feature fireplace, central heating radiator.

Dining Room

10'5 x 8'5 (3.18m x 2.57m)
uPVC double-glazed window, central heating radiator.

Kitchen

10'4 x 8'4 (3.15m x 2.54m)
Single drainer stainless-steel sink unit, a range of modern wall and floor mounted units, built-in stainless-steel oven, four-ring gas-hob with filter unit over, plumbing for automatic washing machine, part-tiled, uPVC double-glazed window, contemporary central heating radiator, understairs recess section.

Rear Hallway

PVC panelled rear door.

Cloaks/WC

Low-level WC, part-tiled, tiled floor.

FIRST FLOOR

Landing

Loft access, built-in storage cupboard, uPVC double-glazed window.

Bedroom 1

11'11 x 12'6 reducing to 11'8 (3.63m x 3.81m reducing to 3.56m)
Built-in storage cupboard, uPVC double-glazed window, central heating radiator.

Bedroom 2

11'6 x 9'6 with further small alcove section (3.51m x 2.90m with further small alcove section)
Two built-in storage wardrobes, uPVC double-glazed window, central heating radiator.

Bedroom 3

8'10 x 7'11 including bulkhead storage cupboard (2.69m x 2.41m including bulkhead storage cupboard)
uPVC double-glazed window, central heating radiator.

Shower Room/WC

6'4 x 6'1 (1.93m x 1.85m)
Modern white suite having shower cubicle, pedestal wash hand basin, low-level WC, fully tiled, uPVC double-glazed window, heated chrome towel rail/radiator.

EXTERNAL

The front garden is laid mainly to lawn with border plants and shrubs.

To the rear there are two useful brick-built storage outbuildings. The rear garden is larger than average with good size flagged patio sections and a further lawned garden area.

TENURE

Tenure is Freehold - Solicitors to confirm.

COUNCIL TAX

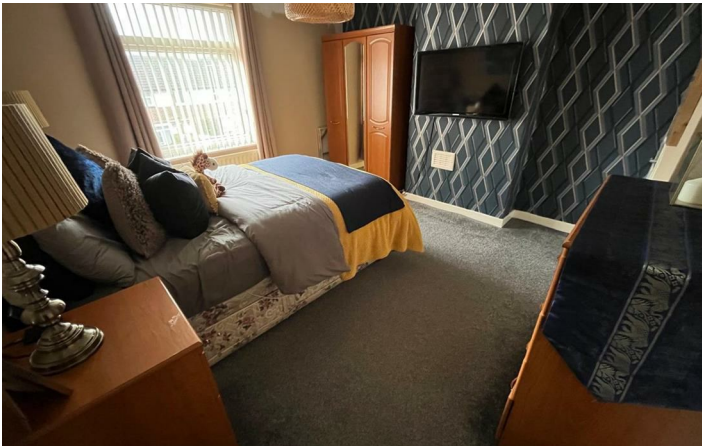
Council Tax Band "A".

VIEWINGS

Strictly by appointment with the Agents.



Directions

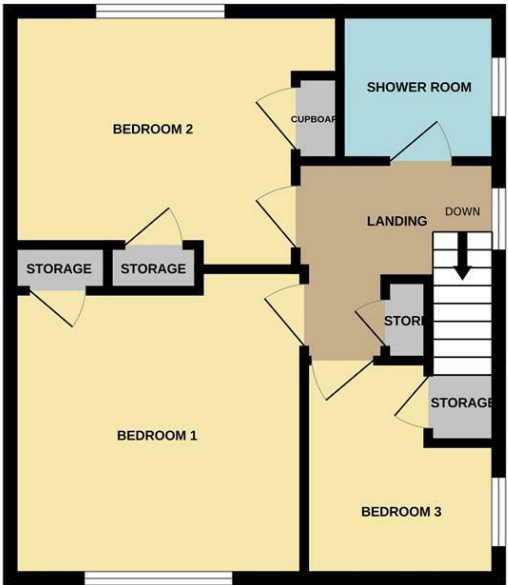


Floor Plan

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.
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