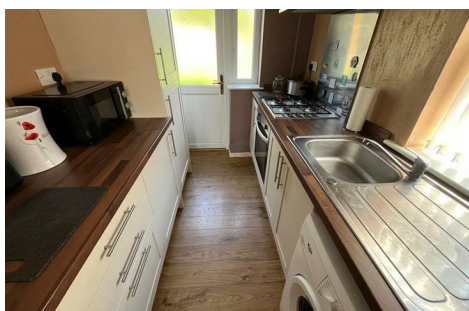


18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: www.wcdawson.com Email: reception@wcdawson.com



Boys Walk, Dukinfield, SK16 4AX

Situated in a popular and convenient residential location this three bedroom semi detached property sits within a good sized garden plot and offers excellent potential for those looking to impart their own taste and specification upon a property. * No vendor chain *

All local amenities are within easy reach making the property ideally suited to family accommodation. The shops along nearby Concorde Way and Morrisons are within close proximity. Several local junior and high schools are also within easy reach and there are good public transport links to the neighbouring towns and Manchester City Centre.

Offers Over £180,000

Boyd's Walk, Dukinfield, SK16 4AX

- 3 Bedroom Semi Detached
- Gas Fired Central Heating
- In Need of Some Cosmetic Refurbishment
- No Onward Chain
- Popular Residential Area
- Modern Kitchen
- Good Access to all Local Amenities
- uPVC Double Glazing
- White Bathroom Suite
- Potential for Off Road Parking

Contd.....

The Accommodation briefly comprises:

Entrance Hallway, Lounge with archway open to the Dining Room, separate Kitchen with integrated appliances

To the first floor there are 3 well proportioned Bedrooms, Bathroom/WC with white suite

Externally there are good sized lawned gardens to both front and rear with the potential to install a driveway to a section of the front garden.

The Accommodation in Detail:

Entrance Hallway

uPVC double glazed window, composite style double glazed security door, laminate flooring, built-in storage cupboard with uPVC double glazed window

Lounge

12'5 x 11'5 (3.78m x 3.48m)

Wall mounted contemporary electric fire, laminate flooring, uPVC double glazed window, central heating radiator

Dining Room

11'5 x 8'11 (3.48m x 2.72m)

Laminate floor, uPVC double glazed window, central heating radiator

Kitchen

9'0 x 6'5 (2.74m x 1.96m)

Single drainer stainless steel sink unit, range of floor mounted units, built-in stainless steel oven, four ring gas hob with extractor unit over, plumbed for automatic washing machine and under stairs storage area, integrated fridge freezer, uPVC double glazed rear door and two uPVC double glazed windows, laminate flooring.

First Floor:

Landing

Loft access, uPVC double glazed window

Bedroom (1)

12'3 x 10'7 plus door recess (3.73m x 3.23m plus door recess)

uPVC double glazed window, central heating radiator

Bedroom (2)

11'8 x 9'3 (3.56m x 2.82m)

Built-in storage cupboard, uPVC double glazed window, central heating radiator

Bedroom (3)

9'8 x 7'6 including bulkhead (2.95m x 2.29m including bulkhead)

uPVC double glazed window, central heating radiator

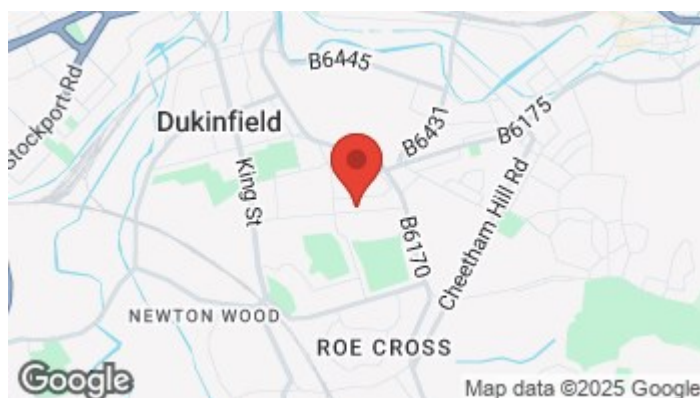
Bathroom/WC

6'6 x 5'9 (1.98m x 1.75m)

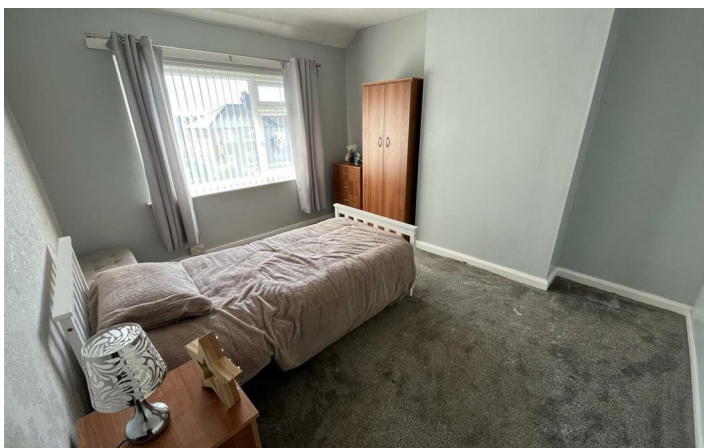
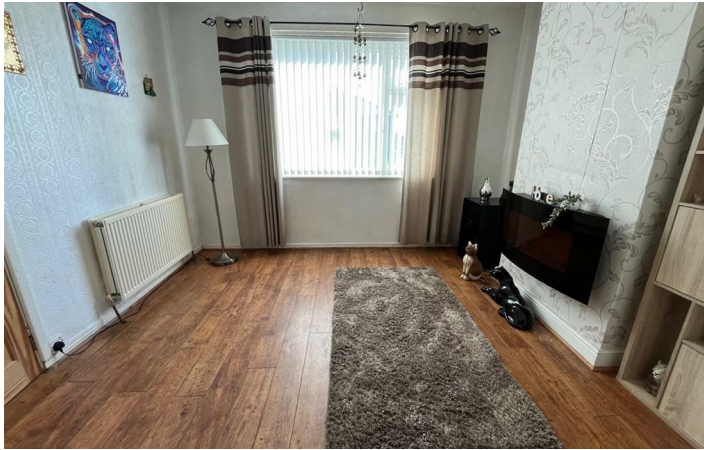
White suite having panel bath, pedestal wash hand basin, low level WC, fully tiled, uPVC double glazed window, central heating radiator

Externally:

The front garden is laid to lawn whilst the good sized rear garden is laid mainly to lawn with border plants and shrubs



Directions

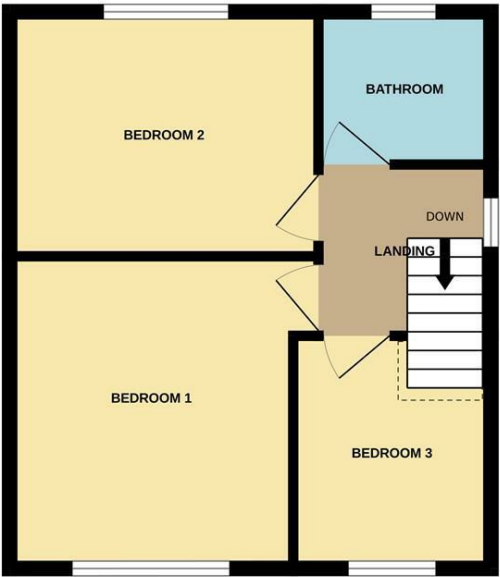


Floor Plan

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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