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## Railway Street, Dukinfield, SK16 4PS

With an attractive open aspect and large garden plot with off road parking this well proportioned semi detached property has been well maintained and offers good sized living accommodation. Offered for sale with No Forward Vendor Chain the property is considered to be ideal for a wide range of prospective purchasers and an early viewing is highly recommended.

A range of local amenities can be found on nearby King Street with Ashton, Stalybridge and Hyde Town Centres all being readily accessible. The property enjoys excellent commuter links and there are local junior and high schools within reasonable travelling distance.

**Price £220,000**

# Railway Street, Dukinfield, SK16 4PS

- Semi Detached Property
- Substantial Garden Plot
- Good Sized White Bathroom Suite
- No Onward Chain
- 2 Double Bedrooms plus Home Office/Box Room
- Off Road Parking
- Popular Location with Good Access to all Amenities
- 2 Reception Rooms plus Kitchen
- Fitted Wardrobes to Both Bedrooms
- Excellent Commuter Links

## Contd....

The Accommodation briefly comprises:

Entrance Hallway, Dining Room, good sized Kitchen with access to the rear Porch, well proportioned dual aspect Living Room

To the first floor there are two double Bedrooms (each with fitted wardrobes), Box Room/Home Office, there is a good sized Bathroom with white suite and fitted storage units

Externally there is a Forecourt Garden whilst to the side of the property there is a driveway which provides off road vehicular parking. The substantial Rear Garden is well stocked with a wide variety of mature border plants and shrubs.

## The Accommodation in Detail:

### Entrance Hallway

uPVC double glazed front door

### Dining Room

12'5 x 10'7 maximum (3.78m x 3.23m maximum)

Feature fireplace, uPVC double glazed window, central heating radiator

### Kitchen

15'10 x 7'7 (4.83m x 2.31m)

Single drainer stainless steel sink unit, range of wall and floor mounted units,

plumbed for automatic washing machine, part tiled, tiled floor, understairs storage cupboard, central heating radiator, two uPVC double glazed windows, uPVC double glazed radiator rear door into the Rear Porch

### Rear Porch

7'2 x 4'6 (2.18m x 1.37m)

uPVC double glazed window and rear door

### Living Room

18'8 x 12'10 maximum (5.69m x 3.91m maximum)

Feature fireplace with living flame, coal effect gas fire, three uPVC double glazed windows, two central heating radiators

### First Floor:

#### Bedroom (1)

14'4 x 11'10 maximum (4.37m x 3.61m maximum)

Fitted wardrobes and bedroom furniture, uPVC double glazed window, central heating radiator, bulkhead storage cupboard with uPVC double glazed window

#### Bedroom (2)

12'5 into wardrobe x 10'6 plus door recess (3.78m into wardrobe x 3.20m plus door recess)

Fitted wardrobes, uPVC double glazed window, central heating radiator

### Box Room/Home Office

9'4 x 4'0 (2.84m x 1.22m)

uPVC double glazed window, central heating radiator

### Bathroom/WC

9'4 x 7'7 (2.84m x 2.31m)

White suite having panel bath with shower over, pedestal wash hand basin, low level WC, fitted storage units, part tiled, uPVC double glazed window, central heating radiator

### Externally:

There is a low maintenance flagged forecourt garden.

To the side of the property there is a driveway which provides off road vehicular parking.

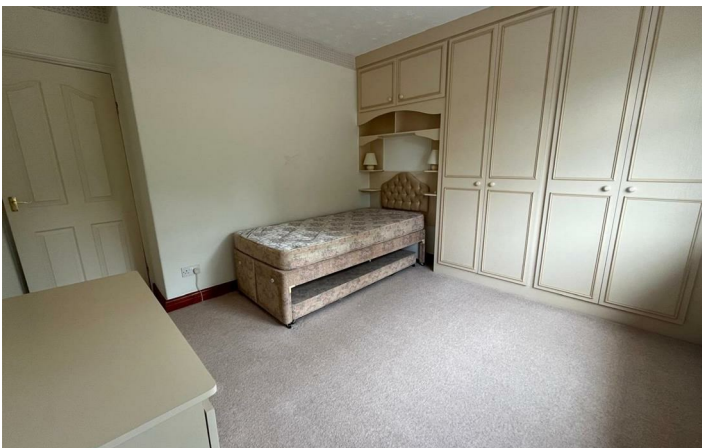
The rear garden is of a substantial size and has a wide variety of mature border plants and shrubs.

The size of the plot would lend itself to anyone wishing to further extend the property (STP)



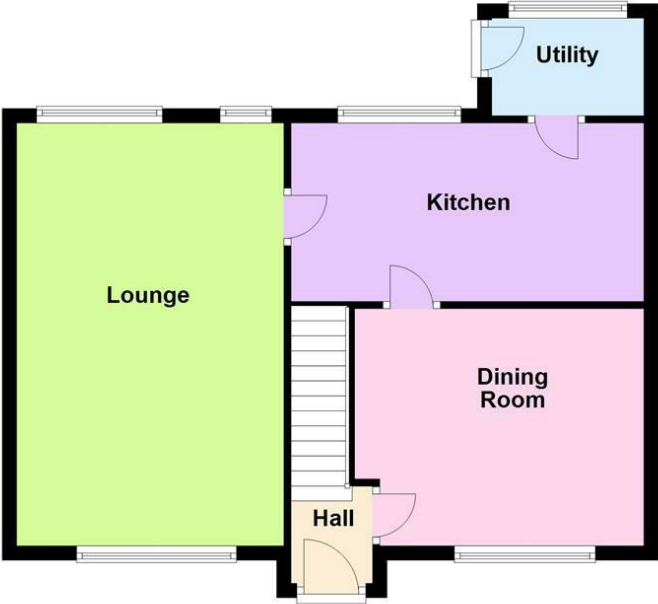
## Directions



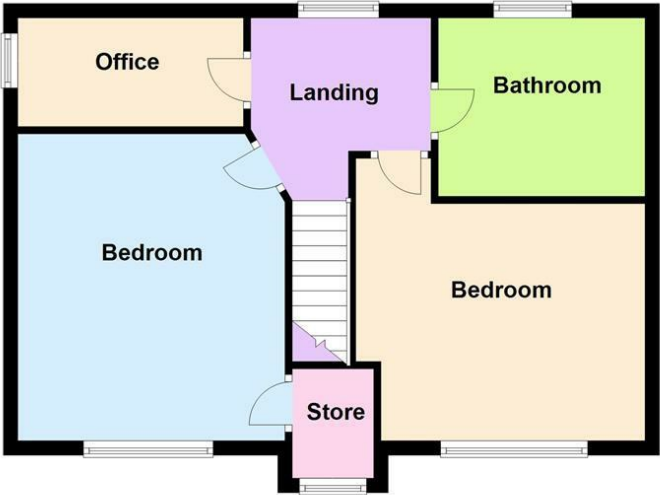


Floor Plan

Ground Floor



First Floor



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