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## Railway Street, Dukinfield, SK16 4PS

With a pleasant open aspect to the front and delightful lawned garden to the rear this well proportioned, two bedroom, semi detached property is situated within easy reach of all local amenities and is ideally suited to a wide range of prospective purchaser offered for sale with no forward vendor chain we would highly recommend interested parties view at their earlies convenience.

Local amenities can be found nearby King Street whilst Ashton, Stalybridge and Hyde Town Centres are all readily accessible as are several local junior and high schools. The property enjoys excellent commuter links with easy access to the M60 Orbital Motorway.

**Offers Over £185,000**

# Railway Street, Dukinfield, SK16 4PS

- 2 Bedroom Semi Detached Property
- Gardens to both Front and Rear
- uPVC Double Glazing/Gas Fired Central Heating
- Excellent Potential
- Close to all Amenities
- Excellent Commuter Links
- No Onward Chain
- Pleasant Forward Aspect
- Internal Inspection Highly Recommended

## Contd.....

The property briefly comprises:

Entrance Hallway, Lounge with feature fireplace, Dining Kitchen with integrated appliances

To the first floor there are two double Bedrooms, large Bathroom/WC

Externally there is a flagged forecourt garden whilst to the rear the enclosed garden is laid mainly to lawn with border plants and shrubs.

## The Accommodation in Detail:

### Entrance Hallway

uPVC double glazed front door and window, central heating radiator

### Lounge

13'10 x 13'10 reducing to 12'7 (4.22m x 4.22m reducing to 3.84m)

Feature fireplace with living flame coal effect gas fire, uPVC double glazed window, central heating radiator

### Dining Kitchen

17'2 x 10'2 (5.23m x 3.10m)

A single drainer stainless steel sink unit, range of wall and floor mounted units, built-in oven, four ring gas hob with filter unit over, plumbed for automatic washing machine, part tiled, under stairs storage cupboard, uPVC double glazed rear door, three uPVC double glazed windows, central heating radiator

### First Floor:

#### Landing

uPVC double glazed window, loft access

#### Bedroom (1)

13'10 x 11'11 (4.22m x 3.63m)

Built-in wardrobes, feature fireplace, uPVC double glazed window

#### Bedroom (2)

12'3 x 8'4 (3.73m x 2.54m)

Feature fireplace, uPVC double glazed window, central heating radiator

### Bathroom/WC

8'11 x 8'8 (2.72m x 2.64m)

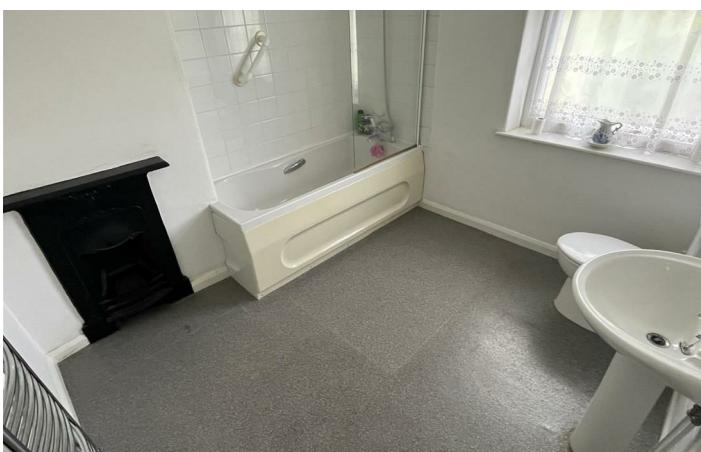
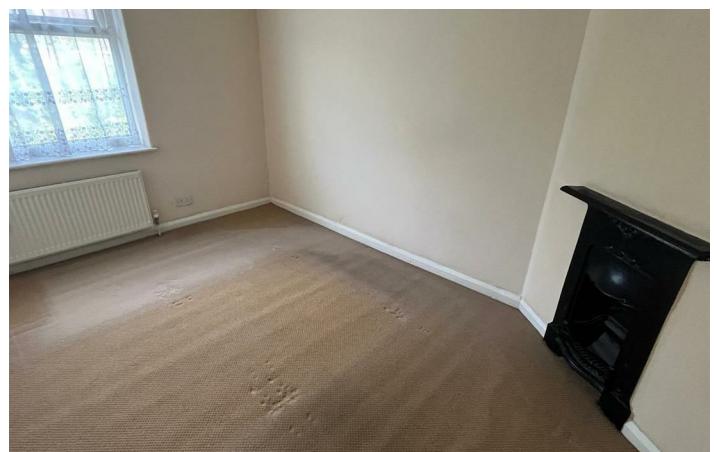
White suite having panel bath with mixer shower tap attachment, low level WC, pedestal wash hand basin, feature fireplace, part tiled, uPVC double glazed window, heated chrome towel rail/radiator

### Externally:

There is a flagged Forecourt Garden, whilst to the rear there is a larger than average enclosed garden area laid mainly to lawn with a variety of mature border plants and shrubs.

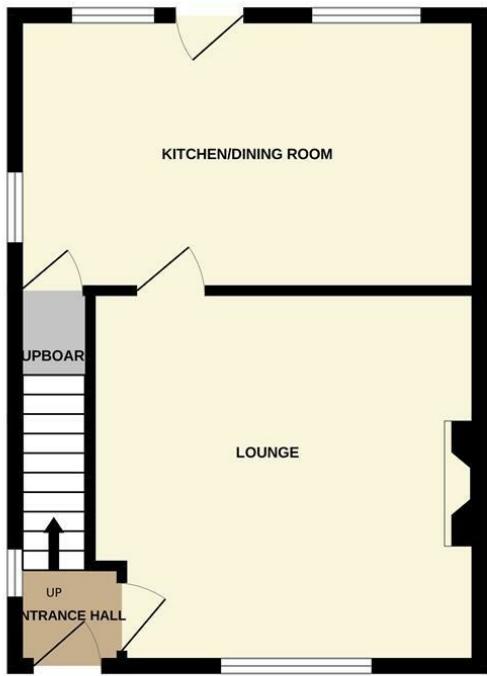


## Directions

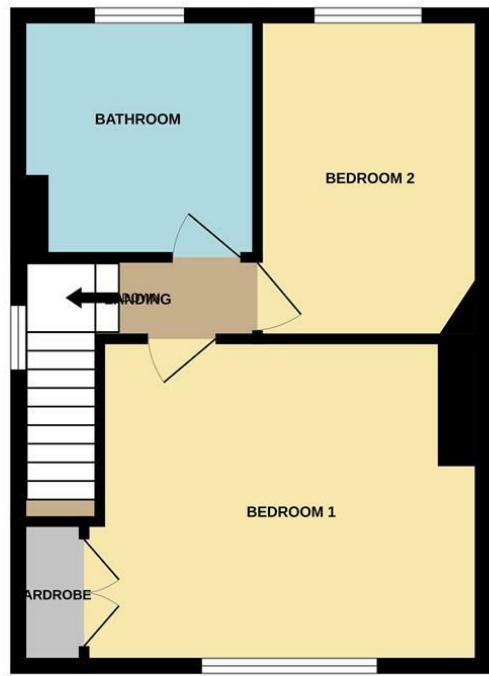


# Floor Plan

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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Energy Efficiency Rating	
Council	Household
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
82	
69	

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Council	Household
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

England & Wales