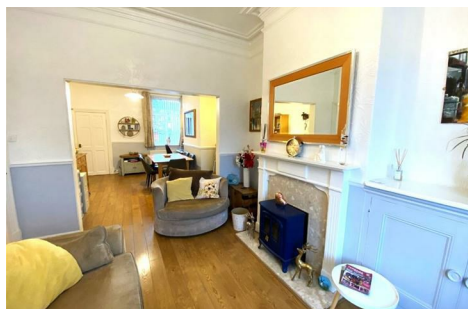


W.C. DAWSON & SON LIMITED

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Dewsnap Lane, Dukinfield, SK16 4UH

Dawsons is pleased to welcome to the market this stunning traditional built middle terrace property, the property briefly comprises of an entrance hall, reception room, dining room, kitchen, three good sized bedrooms, family bathroom and rear garden.

The property is situated in a popular residential area and is equally close to all the desired local amenities.

Viewing is highly recommend to fully appreciate the true qualities and size this traditional property has to offer.

Price £200,000



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



Dewsnap Lane, Dukinfield, SK16 4UH

Entrance Hall

A large inviting entrance hall that leads to the following rooms.

Reception Room

14'5" x 10'2" (4.4 x 3.1)

A stunning family reception room which comprises of uPVC double glazed bay window, laminate flooring and fitted radiators.

Dining Room

10'9" x 13'5" (3.3 x 4.1)

Suitable for family dining which comprises of laminate flooring, uPVC double glazing and fitted radiators.

Kitchen

9'10" x 7'10" (3.0 x 2.4)

Family kitchen which comprises of fitted worktops, integrated units, tiled flooring, sink, oven, gas hob, fitted radiators, pantry, uPVC double glazing and PVC door that leads to the rear garden.

Landing

A large vibrant landing that leads to the following.

Bedroom 1

14'1" x 11'5" (4.3 x 3.5)

Double bedroom which comprises of fitted carpet, uPVC double glazing and fitted radiators.

Bedroom 2

8'6" x 13'1" (2.6 x 4.0)

Double bedroom which comprises of fitted carpet, uPVC double glazing and fitted radiators.

Bedroom 3

8'2" x 9'10" (2.5 x 3.0)

Double bedroom which comprises of fitted carpet, uPVC double glazing and fitted radiators.

Bathroom

4'11" x 5'6" (1.5 x 1.7)

Family bathroom suite which comprises of tiled flooring and walls, uPVC double glazing, shower over panelled bath

along with a low level WC and hand wash basin.

Outside

To the front elevation there is on street parking.

To the rear elevation there is a large lawned garden with outbuilding.

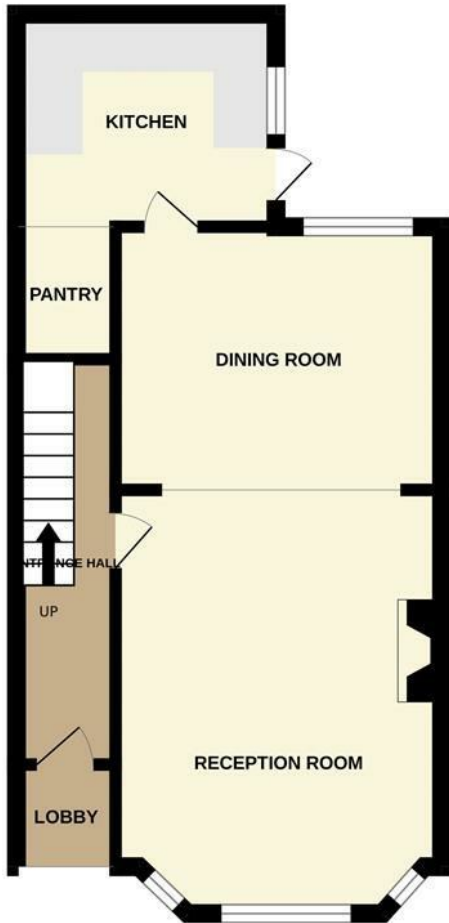


Directions



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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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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: 70 (Current), 87 (Potential)

Environmental Impact (CO₂) Rating: (Current), (Potential)