



## 107 Lord Street, Dukinfield, SK16 5JP

### Offers In The Region Of £180,000

A Wilson Estates are delighted to present for sale this impressive three bedroom, garden fronted terraced property located on the ever popular Lord Street in Dukinfield.

Offering approximately 900 square feet of well proportioned living accommodation set over two floors, this spacious home offers fantastic potential – ideal for first time buyers, growing families, or savvy investors alike.

Step through the front door into an entrance vestibule which leads directly into a generous dining room. With its high ceilings and natural light, this room is perfect for entertaining or family gatherings. The lounge is another well proportioned room, offering a cosy space for evenings curled up on the sofa. To the rear, the galley style kitchen is both practical and functional, with a useful rear porch providing access to the outside yard and leading through to the family bathroom.

Upstairs, the first floor benefits from three well sized bedrooms. The master bedroom, located at the front of the property, is particularly spacious, while the two additional bedrooms to the rear are ideal as children's rooms, a guest space, or a home office.

# 107 Lord Street

, Dukinfield, SK16 5JP

## Offers In The Region Of £180,000



### Entrance Vestibule

### Dining Room

12'2" x 13'6" (3.71m x 4.11m)

Window to front elevation. Fireplace. Double Radiator. Door to:

### Lounge

14'5" x 13'7" (4.39m x 4.14m)

Window to rear elevation. Double radiator. Feature Fireplace. Door to under stairs storage cupboard. Stairs to first floor. Door to:

### Kitchen

10'2" x 6'11" (3.10m x 2.11m)

Fitted with a matching range of base and eye level units with coordinating worktop space over. Built in electric oven with four ring electric hob and extractor hood over. Plumbed for automatic washing machine. Space for fridge freezer. Stainless steel sink with swan neck mixer tap and drainer. Door to:

### Rear Porch

Boiler on wall. Door to Bathroom. Door to rear yard.

### Bathroom

Window to rear elevation. Fitted with three piece suite comprising of panelled bath with shower over, hand wash basin and wc.

### Landing

### Bedroom One

12'2" x 13'8" (3.71m x 4.16m)

Window to front elevation. Radiator. Ceiling light.

### Bedroom Two

8'10" x 7'7" (2.69m x 2.31m)

Window to rear elevation. Radiator. Ceiling light.

### Bedroom Three

12'4" x 5'6" (3.76m x 1.68m)

Window to rear elevation. Radiator. Ceiling light. Door to storage cupboard.

### Externally

Small enclosed front garden with path to front door. Small private enclosed yard to rear. Further rear area that could be used as a parking space or potential to convert to a garden space.

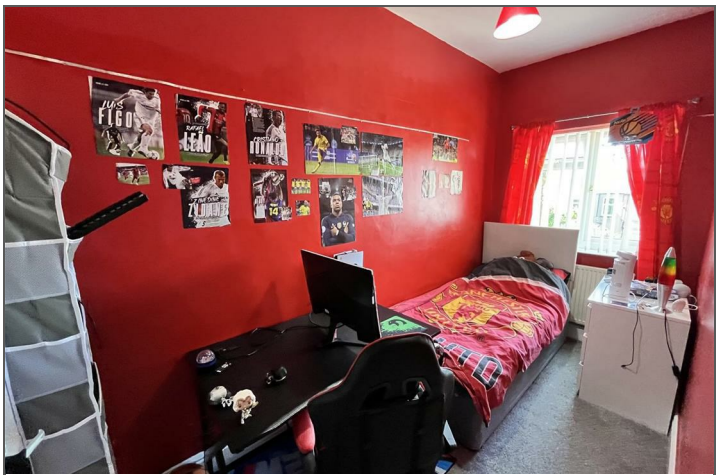
### Additional Information

Tenure: Freehold

EPC Rating: D

Council Tax Band:







## Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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.

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

**Lettings** 0161 303 9886 **Sales** 0161 303 0778 **Email:** [info@awilsonestates.com](mailto:info@awilsonestates.com) [www.awilsonestates.com](http://www.awilsonestates.com)