

# DAWSONS

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Cheetham Hill Road, Dukinfield, SK16 5JU

Presented to a particularly high standard, this well proportioned three-bedroom end-terrace has been upgraded to seamlessly link contemporary fittings with the property's inherent charm and character. Ideally suited for those looking for deceptively spacious accommodation in a "walk-in" condition then an internal inspection is absolutely necessary.

Offers Over £245,000



CHARTERED SURVEYORS, ESTATE AGENTS  
& PROPERTY MANAGEMENT SPECIALISTS



# Cheetham Hill Road, Dukinfield, SK16 5JU

- Stylishly Presented Three-Bedroom Character Property
- Contemporary Blended Character Dwelling
- Popular And Convenient Residential Location
- Viewing Simply Essential
- Two Reception Rooms Plus Separate Kitchen
- Substantial Landscaped Rear Garden
- Picture Window From Dining Room On To The Rear Garden
- Two Main Bedrooms With Fitted Wardrobes
- Stylishly Re-Fitted Contemporary Shower Room
- Presented To A High Standard

## **The Accommodation Briefly Comprises:**

Entrance hallway, lounge with feature fireplace and multi-fuel stove, separate dining room with picture window, fully fitted kitchen with integrated appliances. There is a further attached utility and storage ancillary outbuildings. To the first floor there are three well proportioned bedrooms (Master and bedroom 2 having fitted wardrobes), shower room/WC with contemporary white suite.

Externally, the property has a forecourt garden whilst to the rear, the fully enclosed garden is larger than average which is landscaped and not overlooked.

Situated in a popular and convenient residential location, the property is within easy reach of all amenities and the neighbouring town centres provide excellent commuter links. Also within easy reach are several local junior and high schools.

## **The Accommodation In Detail Comprises:**

### **GROUND FLOOR**

#### **Entrance Hallway**

Composite style security door, laminate flooring.

#### **Lounge**

13'5 x 12'0 (4.09m x 3.66m)

Inset fireplace with solid fuel burning stove, uPVC double-glazed window, central heating radiator.

#### **Dining Room**

14'4 x 12'10 plus box bay recess 5'11 x 2'5 (4.37m x 3.91m plus box bay recess 1.80m x 0.74m)

Feature picture window overlooking the rear garden, laminate flooring, feature fireplace, central heating radiator.

### **Kitchen**

12'5 x 9'0 (3.78m x 2.74m)  
Single drainer stainless-steel sink unit with a range of modern wall and floor mounted units, built-in oven, four-ring ceramic hob, part-tiled, tiled floor, two uPVC double-glazed windows plus uPVC double-glazed rear door, recess spotlights, understairs storage cupboard, central heating radiator.

### **FIRST FLOOR**

#### **Landing**

Loft access.

#### **Bedroom 1**

15'11 x 13'4 (4.85m x 4.06m)

Two uPVC double-glazed windows, fitted wardrobes, central heating radiator.

#### **Bedroom 2**

14'3 x 10'4 (4.34m x 3.15m)

uPVC double-glazed window, fitted wardrobes, central heating radiator.

#### **Bedroom 3**

9'3 x 7'1 plus door recess (2.82m x 2.16m plus door recess)

uPVC double-glazed window, central heating radiator.

#### **Shower Room/WC**

6'5 x 5'1 (1.96m x 1.55m)

Re-fitted contemporary suite having shower cubicle, wash hand basin with vanity storage unit below, low-level WC, part-tiled, laminate flooring, recess spotlights, uPVC double-glazed window, heated towel rail/radiator.

### **EXTERNAL**

There is a forecourt garden.

To the rear of the property there is a fully enclosed good size landscaped garden with flagged patio and lawn sections. The property is not directly overlooked to the rear.

Attached to the rear of the kitchen there is a useful utility outbuilding with further attached brick built store.

### **TENURE**

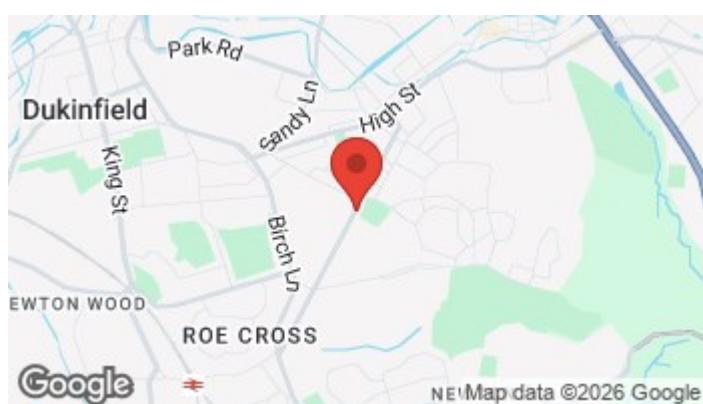
Tenure is Freehold - Solicitors to confirm.

### **COUNCIL TAX**

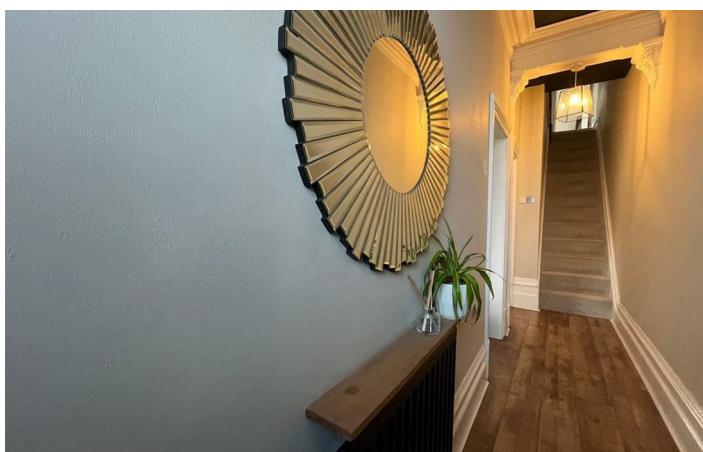
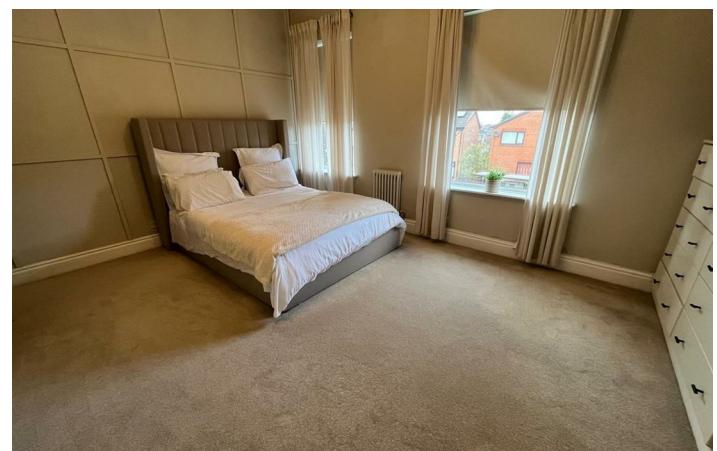
Council Tax Band "A".

### **VIEWINGS**

Strictly by appointment with the Agents.



### **Directions**



# Floor Plan



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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(69-80) C	
(39-54) E		(55-68) D	
(21-38) F		(39-54) E	
(1-20) G		(21-38) F	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
85		53	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	