



## 62 Furnace Street, Dukinfield, SK16 4JA

**£130,000**

Are you an investor searching for your next project, or a first time buyer dreaming of transforming your very first home? Furnace Street in Dukinfield could be the perfect match for you. This much loved two bedroom terrace has been in the same family for generations and is now ready for someone new to make it their own. It is priced to reflect that some modernisation is needed, and with the added benefit of being chain free, the move could be a smooth one.

Set on a quiet one way street, the home welcomes you into a small entrance vestibule that opens into a lounge. Sliding doors lead through to the dining room, and to the rear you will find a modern galley style kitchen complete with an integrated fridge freezer.

Upstairs, there is a generous master bedroom, a second bedroom, and the family bathroom.

To the rear is a compact yard with a quirky touch of history - a fully functioning outdoor WC!

The location is ideal for anyone needing convenient transport links and access to local amenities. Ashton under Lyne train station is just a mile away, offering great connections to Manchester and beyond. You will also be within easy reach of Ashton under Lyne, Stalybridge, and Dukinfield, each with plenty of shops, cafes, restaurants, and leisure facilities to enjoy.

# 62 Furnace Street

, Dukinfield, SK16 4JA

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## Entrance Vestibule

Door to:

## Lounge

13'0" x 12'11" (3.96m x 3.94m)

Window to front elevation. Fireplace. Sliding door to:

## Dining Room

10'8" x 9'10" (3.25m x 3.00m)

Window to rear elevation. Under stairs storage cupboard. Access to staircase to first floor. Sliding door to:

## Kitchen

10'8" x 6'3" (3.25m x 1.91m)

Fitted with a matching range of base and eye-level cream gloss unit with coordinating oak block style worktops over. Integrated fridge freezer. Freestanding cooker. Plumbed for automatic washing machine. Strip light to ceiling. Window to side elevation. Door side elevation leading out to rear yard.

## Outside WC

WC.

## Stairs and Landing

Doors to bedrooms and bathroom.

## Master Bedroom

12'11" x 12'11" (3.94m x 3.94m)

Window to front elevation. Ceiling light. Radiator.

## Bedroom Two

11'0" x 7'2" (3.35m x 2.18m)

Window to rear elevation. Radiator. Ceiling light. Wall mounted combi boiler.

## Bathroom

Fitted with three-piece suite comprising panelled bath hand wash basin and WC. Bath has wall mounted electric shower over. Radiator. Window to rear elevation. Small loft hatch providing access to loft space. Airing cupboard.

## Outside and Gardens

Private enclosed rear yard with door to outdoor WC.

## Additional Information

Tenure: Freehold

EPC Rating: C

Council Tax Band: A

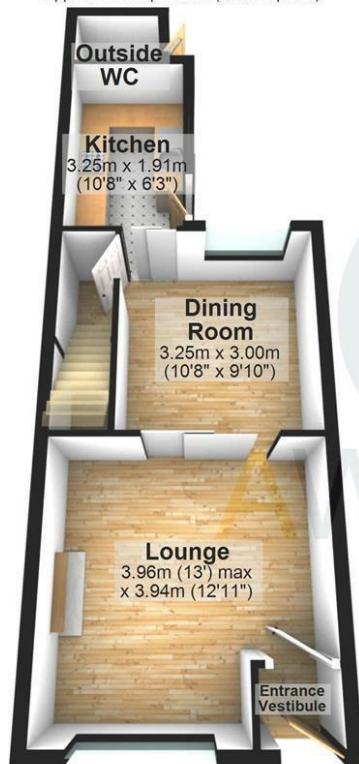






### Ground Floor

Approx. 36.8 sq. metres (395.8 sq. feet)



### First Floor

Approx. 29.1 sq. metres (313.0 sq. feet)



Total area: approx. 65.8 sq. metres (708.8 sq. feet)

## 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	

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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)