www.awilsonestates.com

107 Lord Street, Dukinfield, SK16 5JP

£1,050 Per Month

A Wilson Estates are delighted to present To Let this 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 a fantastic living space.

Step through the front door into an entrance vestibule which leads directly into a generous living room. With its high ceilings and natural light, this room is perfect for entertaining or family gatherings. The dining room 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 utility 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.

Externally, the property is garden fronted. To the rear, you will find a private enclosed yard, with an additional area beyond that offers flexible use – whether as off road

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Entrance Vestibule
Composite double-glazed door and uPVC double-glazed window.

Lounge
uPVC double-glazed window to front elevation. Lighting, radiator, carpet, and blinds.

Dining Room
uPVC double-glazed window to rear elevation. Lighting, radiator, carpet, blinds, and under-stair storage.

Kitchen
uPVC double-glazed window to side elevation. Fitted wall and base units with coordinating work surfaces. Stainless steel single sink unit with mixer tap. Integrated electric oven and hob with extractor over. Lighting, blinds, and laminate flooring.

Utility Room
uPVC double-glazed door to side elevation. Lighting and laminate flooring. yard.

Bathroom
uPVC double-glazed window to rear elevation. Three-piece bathroom suite comprising low-level WC, hand wash basin with mixer tap, and panelled bath with mains-fed shower over. Part-tiled walls, lighting, radiator, and laminate flooring.

Stairs and Landing
Wooden handrail, lighting, and carpet.

Bedroom One
uPVC double-glazed window to front elevation. Lighting, radiator, carpet, and blinds.

Bedroom Two
uPVC double-glazed window to rear elevation. Lighting, radiator, carpet, blinds, and built-in storage cupboard.

Bedroom Three
uPVC double-glazed window to rear elevation. Lighting, radiator, carpet, blinds, and built-in storage cupboard.

Externally
Small enclosed front garden with path to front door. Small private enclosed yard to rear. Further rear area used as a parking space.

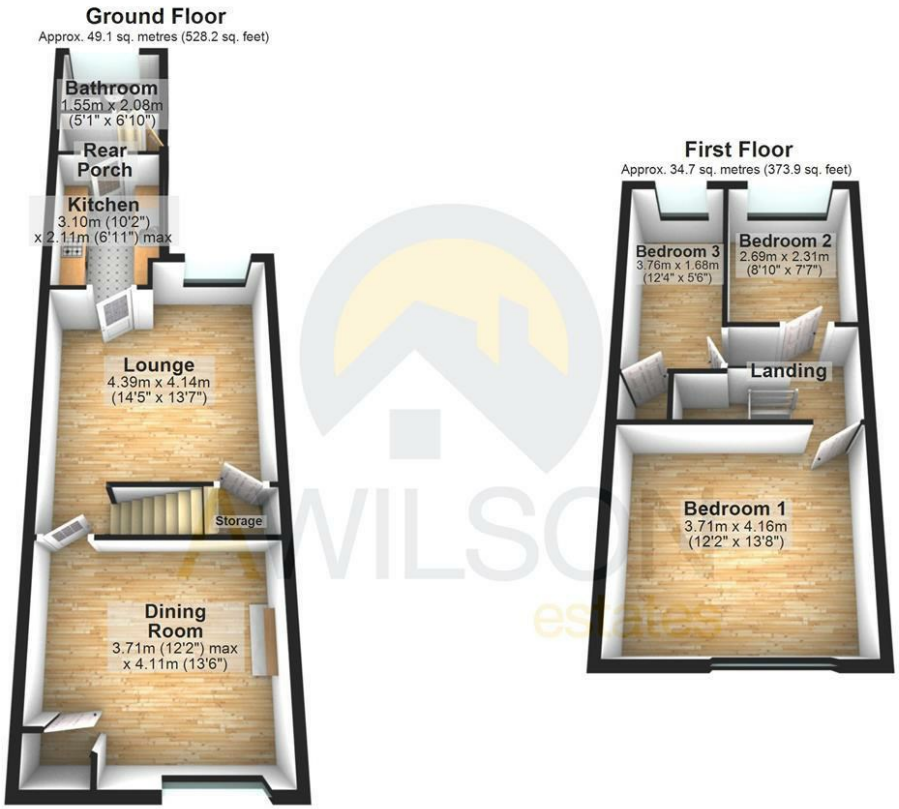
Additional Information
Council Tax Band : A

EPC Rating : D

Holding Deposit : £242

STRICTLY NO SMOKING POLICIES APPLY

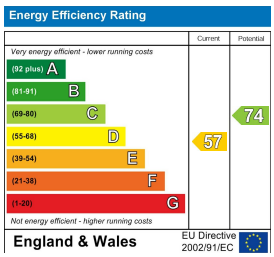
Tel: 0161 303 0778

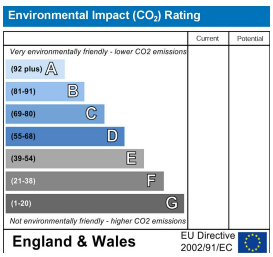


Total area: approx. 83.8 sq. metres (902.1 sq. feet)

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.





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122 Mottram Road, Stalybridge, Cheshire, SK15 2QU
Lettings 0161 303 9886 **Sales** 0161 303 0778 **Email:** info@awilsonestates.com **www.awilsonestates.com**