

# DAWSONS

Property Professionals since 1925

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## Armadale Road, Dukinfield, SK16 4BD

Dawsons are pleased to bring to market this semi-detached, stone built property. Combining traditional character with practical modern living, this charming property offers spacious accommodation perfect for families, first-time buyers, or those looking to upsize. Externally, the home benefits from off-road parking, providing convenient and secure space for vehicles. The enclosed rear garden offers a private outdoor area ideal for families. The property is also located close to local amenities, reputable schools, and excellent transport links.

**Offers Over £240,000**



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



# Armadale Road, Dukinfield, SK16 4BD

- Stone-built semi-detached property
- Generous kitchen/dining area
- Ideal for families or first-time buyers
- Three good-sized bedrooms
- Off-road parking
- Close to local amenities, schools and transport links
- Spacious living room
- Enclosed rear garden

## GROUND FLOOR

### Porch

6' x 3' (1.83m x 0.91m )

uPVC double glazed window to front, stable style uPVC door, door to:

### Reception room

14' x 14' (4.27m x 4.27m )

uPVC double glazed windows, feature fireplace with inset fire, gas central heating radiator.

### Kitchen

19' x 11' (5.79m x 3.35m )

uPVC double glazed window, uPVC

double glazed door, fitted with a range of wall mounted units with work surface over, inset stainless steel sink and drainer with mixer tap, plumbing for automatic washing machine, gas central heating radiator, space for cooker, space for dining table.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1

12' x 12' (3.66m x 3.66m )

uPVC double glazed window, gas central heating radiator.

### Bedroom 2

12' x 10' (3.66m x 3.05m )

uPVC double glazed window, gas central heating radiator.

### Bedroom 3

10' x 8' (3.05m x 2.44m )

uPVC double glazed window, gas central heating radiator.

### Bathroom

5' x 9' (1.52m x 2.74m )

uPVC double glazed windows, free standing roll top bath with shower over, wash hand basin, low level WC, tiled walls and floor, heated towel rail.

### Externally

Low maintenance front garden with double gates leading to driveway with parking for several vehicles. Garden to rear with access gate.

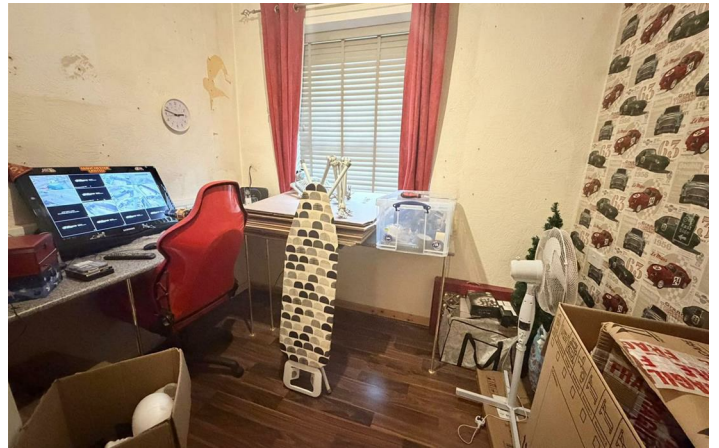
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This is a legal requirement to meet HMRC and UK law guidelines .

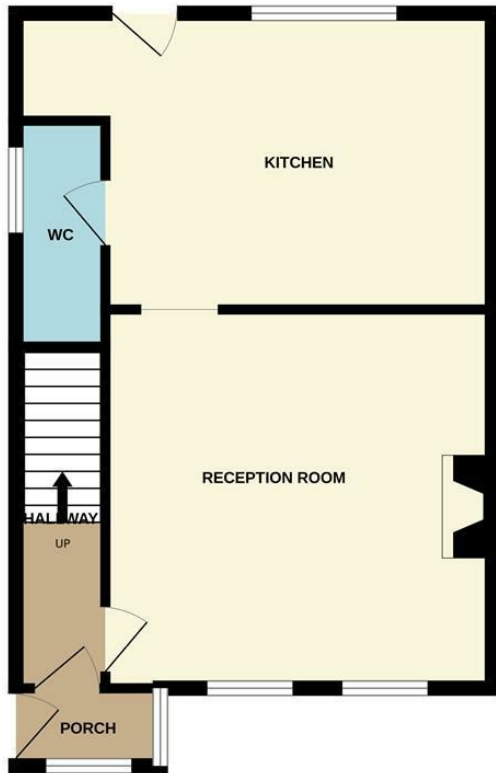


### Directions



# 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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