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AWILSON estates

48 Cumberland Avenue, Dukinfield, SK16 5JB

£220,000

Welcome to Cumberland Avenue! This is a home that has been owned by the same family since it was built, and now the time has come for someone new to make their own memories here. It's a two bedroom bungalow with plenty of potential, and whilst it would benefit from some modernisation, there's a really good foundation here to work with. Better still, it's coming to the market with no onward vendor chain, so there's nothing holding up its next chapter.

Step inside and you'll find an entrance vestibule leading through to the central hallway, with the lounge positioned to the front of the property. It's a bright and airy room, with a lovely bow window bringing plenty of natural light into the space.

The kitchen sits to the rear and looks out over the garden, with a useful sun room just off it. It's a nice additional space and one that could work in all sorts of ways, whether that's somewhere to sit with a morning coffee, an informal dining area or simply a place to enjoy the garden whatever the weather.

There are two bedrooms on the ground floor, including a good sized master bedroom, while bedroom two has a staircase leading up to the loft space.

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Cumberland Avenue is well placed for everyday amenities, with local shops, schools, bus routes and facilities close by, whilst Dukinfield, Stalybridge and Ashton-under-Lyne are all within easy reach for a wider choice of shopping, restaurants and leisure. For commuters, there are also railway stations at Stalybridge and Hyde providing connections towards Manchester and beyond.

And when you fancy getting out and about, there are plenty of green spaces and walking routes nearby, with Dukinfield Park and the wider Tame Valley providing plenty of opportunity to enjoy the outdoors.

Entrance Vestibule
3'0" x 3'4" (0.91m x 1.02m)
Door to:

Hall
6'7" x 2'11" (2.00m x 0.89m)
Radiator. Ceiling light. Door to:

Lounge
14'6" x 11'10" (4.42m x 3.61m)
Feature fireplace with inset living flame effect electric fire. Bow window to front elevation. Ceiling light. Double radiator.

Kitchen
8'11" x 8'11" (2.72m x 2.72m)
Fitted with range of base and eye level units with worktop space over. Space for freestanding cooker. Plumbed for automatic washing machine. Space for fridge freezer. Window to rear elevation. Sliding door to sunroom. Door to side leading out to rear garden. Strip light to ceiling.

Sun Room
7'9" x 11'10" (2.36m x 3.61m)
Window to side elevation. Radiator. Sliding doors to rear garden.

Master Bedroom
12'5" x 11'10" (3.78m x 3.61m)
Fitted wardrobes. Two ceiling lights. Window to rear elevation. Double radiator.

Bedroom Two
11'9" x 8'11" (3.59m x 2.72m)
Window to front elevation. Storage cupboard. Radiator. Ceiling light. Stairs to first floor.

Bathroom
6'4" x 5'5" (1.93m x 1.65m)
Walk in shower enclosure with mains fed shower over, WC, and wash hand basin. Fully tiled walls. Window to side elevation. Single radiator. Ceiling light.

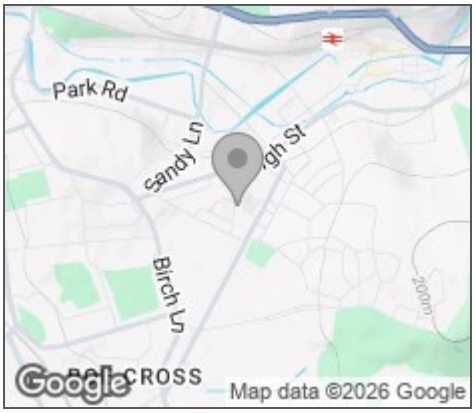
Study
17'1" x 9'2" (5.21m x 2.79m)
Window to side elevation. Skylight. Built in storage cupboards into eaves. Door to:

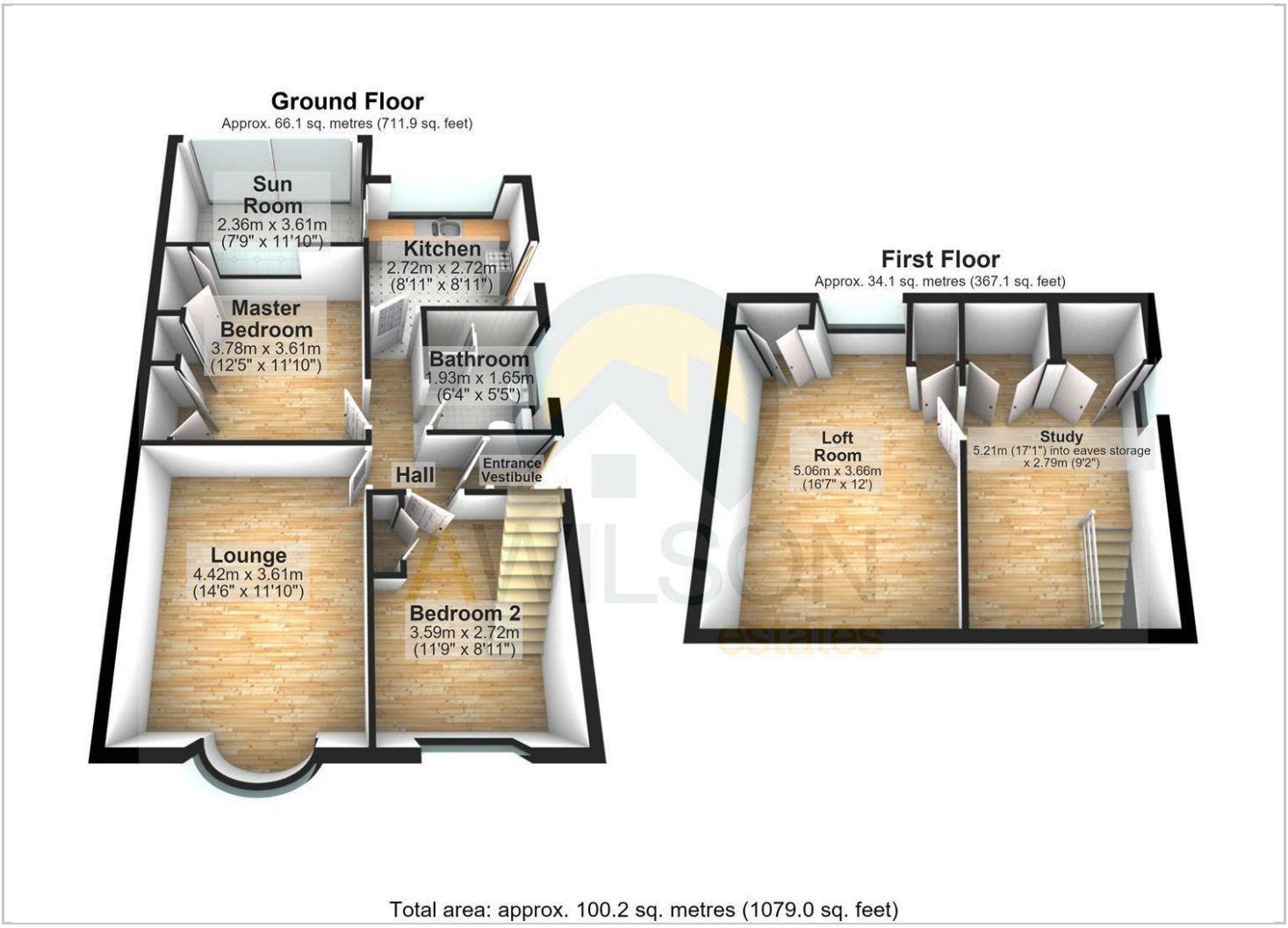
Loft Room
16'7" x 12'0" (5.06m x 3.66m)
Window to rear elevation. Ceiling light, Radiator.

Outside and Gardens

Additional Information

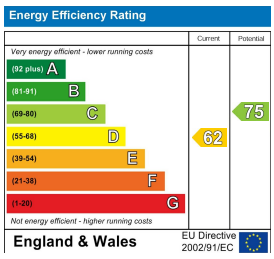
Tenure: TBC
EPC Rating: D
Council Tax Band: C

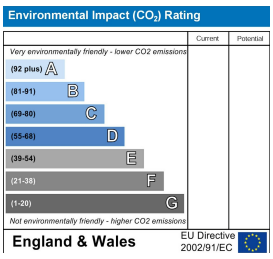




Viewing

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**