



10 Tower Street, Dukinfield, SK16 5NE

Offers Over £170,000

A Wilson Estates are delighted to offer for sale this three bedroom mid terrace home on Tower Street in Dukinfield. With gardens to the front and rear, a conservatory, and a larger than average detached garage, this is a property with plenty of potential.

Whilst well maintained over the years, the property is now ready for a new owner to make it their own. The back boiler will require upgrading, and a programme of cosmetic modernisation would transform the accommodation, something that has been reflected in the asking price. For buyers looking for a home they can add value to and put their own stamp on, the opportunity here is easy to see.

The property is approached via a neat, low maintenance front garden leading to the entrance hall, where stairs rise to the first floor. The lounge sits to the front of the property and enjoys plenty of natural light, with double doors opening into the kitchen diner. To the rear, the conservatory provides an additional reception space overlooking the garden.

To the first floor are two double bedrooms, a single bedroom, and a family bathroom.

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, Dukinfield, SK16 5NE

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For commuters, Stalybridge Train Station is just over a mile away, providing direct rail links into Manchester City Centre and beyond.

Entrance Vestibule

Stairs to first floor. Door to:

Lounge

10'2" x 13'2" (3.10m x 4.01m)

Gas fire. Window to front elevation. Ceiling light. Double doors to:

Kitchen/Dining Room

7'0" x 16'2" (2.13m x 4.93m)

Fitted with matching range of base and eye level units with coordinating worktops over. Stainless steel sink with taps and drainer. Space for freestanding cooker. Plumbed for automatic washing machine. Space for under counter fridge. Ceiling light. Single radiator. Access to under stairs storage cupboard. Window to rear elevation. Door leading into conservatory.

Conservatory

9'9" x 8'7" (2.97m x 2.62m)

Double doors leading out to rear garden.

Stairs and Landing

6'0" x 6'6" (1.83m x 1.98m)

Doors to all first floor rooms. Ceiling light. Loft hatch providing access up to loft space.

Bedroom One

10'0" x 9'4" (3.05m x 2.84m)

Window to front elevation. Fitted wardrobes. Two wall mounted lights. Single radiator.

Bedroom Two

7'2" x 9'4" (2.18m x 2.84m)

Window to rear elevation with views over rear garden. Single radiator. Ceiling light.

Bedroom Three

6'1" x 6'9" (1.85m x 2.06m)

Window to front elevation. Ceiling light. Single radiator.

Bathroom

4'9" x 6'9" (1.45m x 2.06m)

Fitted with three-piece suite comprising of panelled bath with mixer tap, WC, and wash hand basin. Single radiator. Ceiling light. Window to rear elevation.

Outside and Gardens

Low maintenance front garden with path leading to the front door.

Large private enclosed garden to the rear, mainly laid to lawn with established borders. Access to detached garage.

Detached Garage

19'9" x 11'4" (6.02m x 3.45m)

Up and over door to front. Window and door to side providing access to rear garden. Fitted with power and electric with additional storage in roof space.

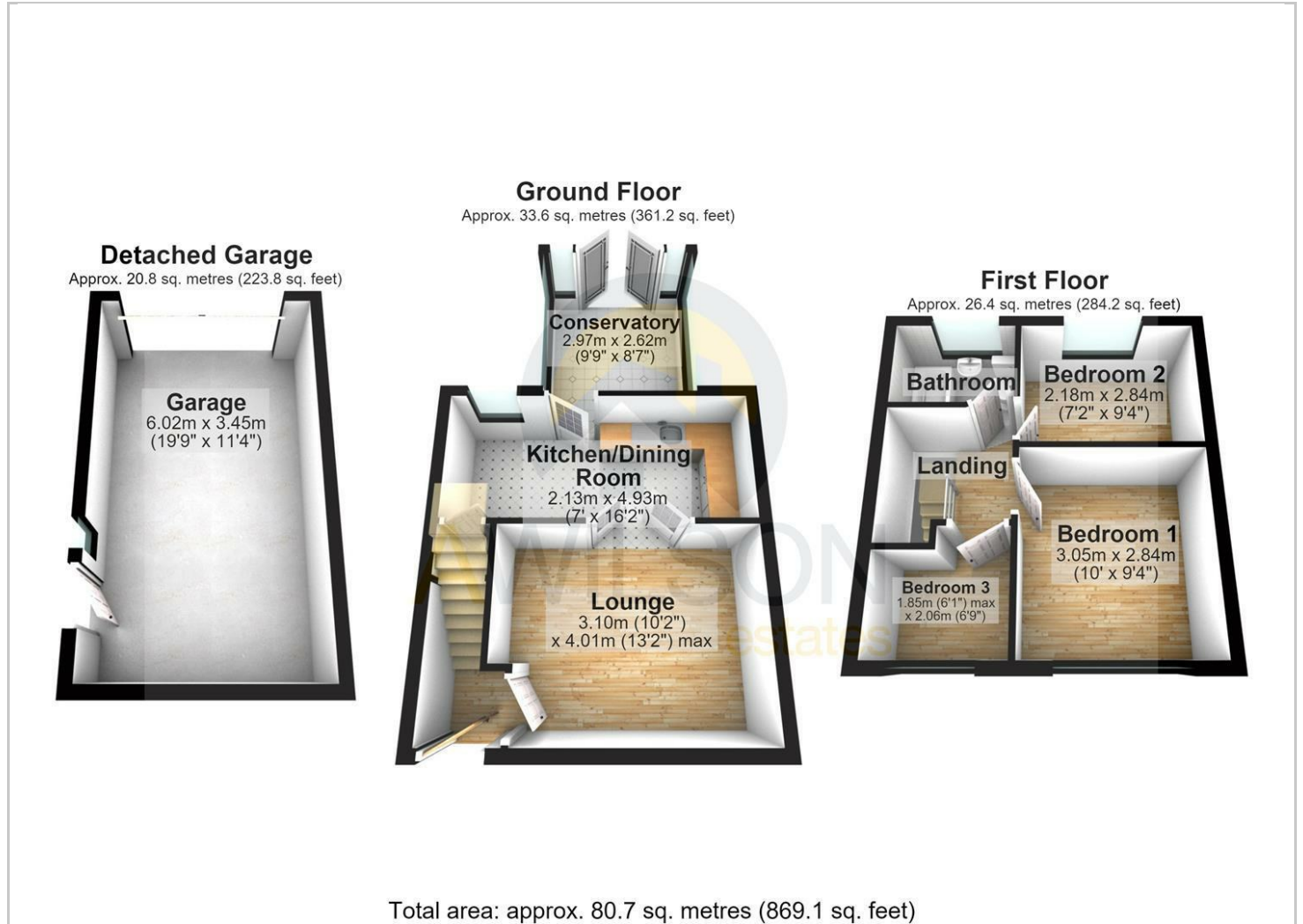
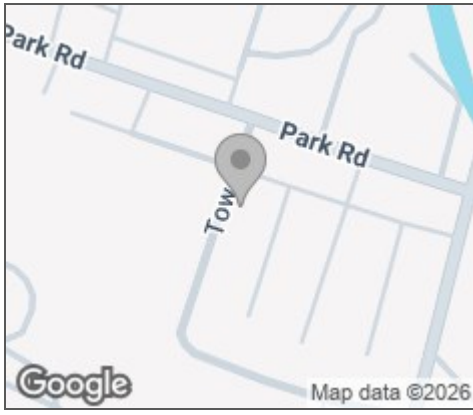
Additional Information

Tenure: Freehold (Property was previously Leasehold but lease has been purchased)

EPC Rating: TBC

Council Tax Band: A





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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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

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