



## 40 Tower Street, Dukinfield, SK16 5NE

**Offers Over £200,000**

Located on Tower Street in Dukinfield, this three bedroom semi detached property offers an excellent opportunity for buyers looking for a home to make their own. Coming to the market with vacant possession, the property provides well proportioned living accommodation, a larger than average driveway, and a detached garage. In need of modernisation, this home would be ideal for those seeking a project with great potential.

As you approach, you're greeted by a front garden and driveway parking that extends down the side of the property to the garage. Stepping inside, an entrance hallway features stairs leading to the first floor. To the front is a comfortable lounge, while to the rear you will find a kitchen, dining room, and a convenient under stairs WC.

Upstairs, there are two double bedrooms, a single bedroom, a family bathroom, and a separate WC.

Externally, the rear garden offers plenty of scope to create a lovely outdoor space – perfect for relaxing or entertaining once refreshed.

Dukinfield is a popular and well connected area offering a range of local amenities, from independent shops to major supermarkets, a library, chemist, and several leisure

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, Dukinfield, SK16 5NE

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## Hallway

Window to side. Stairs to first floor. Door to:

## Lounge

14'0" x 11'3" (4.27m x 3.43m)  
Bay window to front elevation. Ceiling light.  
Radiator.

## Dining Room

8'10" x 9'4" (2.69m x 2.84m)  
Window to rear elevation. Ceiling light. Radiator.

## Kitchen

8'10" x 7'10" (2.69m x 2.39m)  
Window to rear, open plan, door to:

## WC

Window to side.

## Landing

Window to side.

## Master Bedroom

11'8" x 11'3" (3.56m x 3.43m)  
Window to front elevation. Ceiling light. Radiator.

## Bedroom Two

11'2" x 9'4" (3.40m x 2.84m)  
Window to rear elevation. Ceiling light. Radiator.

## Bedroom Three

7'5" x 5'11" (2.26m x 1.80m)  
Window to front elevation. Ceiling light. Radiator.

## WC

Window to rear elevation.

## Bathroom

Window to rear elevation. Panelled bath.  
Shower cubicle. Hand wash basin.

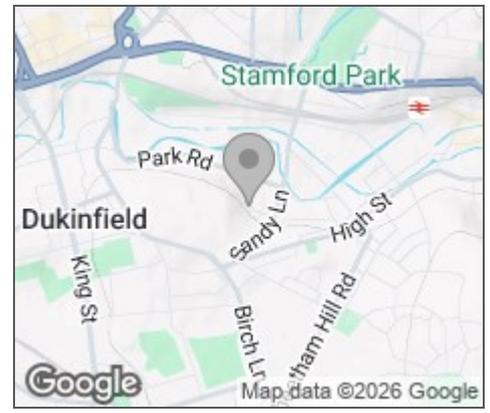
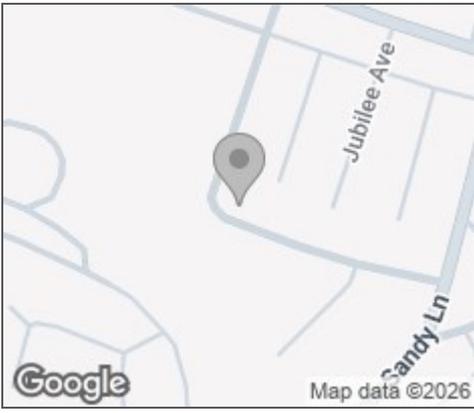
## Outside and Gardens

Lawned front garden. Driveway to side of  
property leading to detached garage. Garden to  
rear mainly laid to lawn with mature borders.

## Additional Information

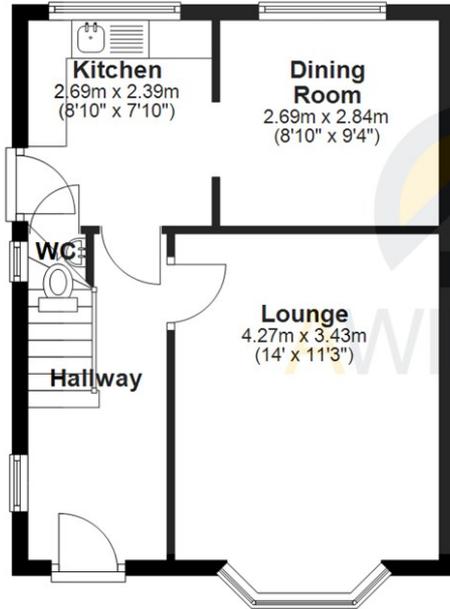
Tenure: Leasehold  
EPC Rating: D  
Council Tax Band: C





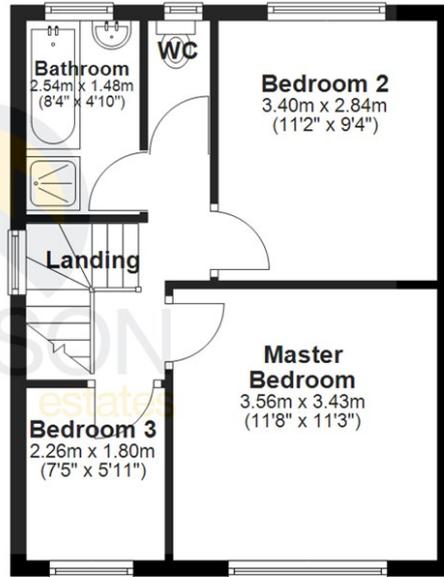
**Ground Floor**

Approx. 41.5 sq. metres (447.1 sq. feet)



**First Floor**

Approx. 37.6 sq. metres (405.1 sq. feet)



Total area: approx. 79.2 sq. metres (852.2 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-58) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	82

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-58) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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