

DAWSONS

Property Professionals since 1925

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Cheetham Hill Road, Dukinfield, SK16 5JJ

Dawsons are delighted to welcome onto the market this well positioned traditionally built middle terrace property. This larger than average property briefly comprises of a vestibule, lounge and kitchen/diner to the ground floor. To the first floor there are two good sized bedrooms and modern bathroom suite. To the rear there is enclosed back yard. The property also benefits from a full sized cellar.

The property is located in a popular area and is equally close to range of amenities nearby along with state junior and secondary schools.

Price £175,000



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



Cheetham Hill Road, Dukinfield, SK16 5JJ

- Larger Than Average Bay Fronted Mid Terrace
- Benefits From Full Sized Cellar.
- Viewing Highly Recommended
- Kitchen/Diner
- No Vendor Chain
- Two Double Bedrooms
- Close to Local Amenities & Transport Links

GROUND FLOOR

Entrance Vestibule

Door to front, door leading to:

Reception Room

13' x 17' (3.96m x 5.18m)

uPVC double glazed bay window, feature fireplace, central heating radiator, doors leading to:

Kitchen

13' x 13' (3.96m x 3.96m)

uPVC double glazed window, central heating radiator, under stairs storage, gas hob and built in cooker with extractor fan overhead, stainless steel sink with mixer tap, plumbing for automatic washing machine, space for dining table and chairs, stairs to the first floor, uPVC patio doors leading to rear garden

Bedroom One

13' x 12' (3.96m x 3.66m)

uPVC double glazed window, gas central heating radiator.

Bedroom Two

13' x 10' (3.96m x 3.05m)

uPVC double glazed window, gas central heating radiator.

Bathroom

7' x 6' (2.13m x 1.83m)

Gas central heating radiator, low level WC, vanity wash hand basin, bath with overhead shower and glass shower screen.

Externally

Small garden to front, Rear yard, not overlooked at the back.

FIRST FLOOR

Landing

Doors leading to:



Directions



Floor Plan



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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Energy Efficiency Rating	
	Current
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	
	76
	52

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO ₂) Rating	
	Current
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	
	EU Directive 2002/91/EC
	England & Wales

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