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Cheetham Hill Road, Dukinfield, SK16 5JY

This impressive, period, semi detached family property boasts substantial, flexible accommodation which has been comprehensively up-graded yet retains much of its inherent charm and character. Only an internal inspection will fully reveal the size and quality of accommodation on offer.

The property is well placed for all local amenities with good access to all the neighbouring town centres. The property enjoys good commuter links and is well placed for numerous junior and high schools

£450,000

Cheetham Hill Road, Dukinfield, SK16 5JY

- Substantial Period Semi Detached Home
- 4 Bedrooms plus Loft Room with En-suite
- Good Sized Garden Plot with Off Road Parking and Garage
- Ideally Suited to Growing Family
- Retained Character Features Throughout
- 3 Reception Rooms plus Kitchen to the Ground Floor
- Well Presented Accommodation Throughout
- Set Over 4 Floors
- Converted Basement Accommodation
- Popular Residential Location with Good Access to all Amenities

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The Accommodation briefly comprises:

Basement Accommodation with separate access, Games Room, Cloaks/WC

Ground Floor Entrance Vestibule, Entrance Hallway, Living Room with box bay window, Family Room with French doors on to the rear garden, Morning Room, fully fitted Kitchen with integrated appliances

To the first floor there are 3 well proportioned Bedrooms plus 4 piece family Bathroom

To the second floor there is a Loft Room with En-suite

Externally there is a forecourt garden with driveway providing off road parking and leading to detached Garage. There are side and rear gardens offering a high degree of privacy with patio areas and good sized lawned garden areas with mature border plants and shrubs. There are also useful brick built storage outbuildings.

The Accommodation Comprises:

Entrance Vestibule

Entrance Hallway

Karndean flooring, period central heating radiator, feature stained glass windows

Living Room

13'4 x 13'4 plus box bay window 5'0 x 1'11 (4.06m x 4.06m plus box bay window 1.52m x 0.58m)

Feature fireplace with living flame coal effect gas fire, uPVC double glazed box bay window plus further double glazed window, central heating radiator, Karndean flooring

Family Room

13'6 x 13'4 (4.11m x 4.06m)

Feature fireplace with living flame coal effect gas fire, laminate flooring, central heating radiator, uPVC double glazed French doors and window

Morning Room

11'7 x 10'11 (3.53m x 3.33m)

uPVC double glazed bay window, feature fireplace with wood burning stove, laminate flooring, storage unit

Kitchen

11'0 x 7'6 (3.35m x 2.29m)

Single drainer sink unit with range of wall and floor mounted units, integrated dish washer, plumbed for automatic washing machine, fully tiled, tiled floor, uPVC double glazed rear door, uPVC double glazed window

Basement:

Private access from the forecourt garden. Integral access from the morning room

Bedroom (4)

12'5 x 12'5 (3.78m x 3.78m)

uPVC double glazed front door, recessed spotlights, central heating radiator

Games Room/Media Room

12'3 x 12'1 (3.73m x 3.68m)

Recessed spotlights

Cloaks/WC

9'11 x 7'5 (3.02m x 2.26m)

Low level WC, pedestal wash hand basin, tiled floor, fully tiled, heated towel rail/radiator. Access to storage/central heating boiler cupboard

First Floor:

Landing

Skylight and loft access, uPVC double glazed window, central heating radiator

Bedroom (1)

13'5 x 13'4 (4.09m x 4.06m)

uPVC double glazed window, central heating radiator

Bedroom (2)

13'9 x 13'3 (4.19m x 4.04m)

uPVC double glazed French doors onto a balcony plus further uPVC double glazed window, central heating radiator

Bedroom (3)

11'0 x 7'5 (3.35m x 2.26m)

uPVC double glazed window, central heating radiator

Family Bathroom

Feature period white suite, free standing bath with Victorian style mixing shower tap attachment, separate shower cubicle, high level WC, wash hand basin with vanity storage unit below, part tiled, tiled floor, period radiator

Second Floor:

Loft Room

12'2" x 14'5" (3.71m x 4.39m)

Two double glazed Velux windows, open en-suite area with shower cubicle, wash hand basin with vanity storage unit below, low level WC, tiled floor, tiled walls, uPVC double glazed window

Externally:

There is a forecourt garden with wrought iron gates and fencing. Within the forecourt there are steps leading down to the basement accommodation. There is a driveway providing off road vehicular parking and leading to a detached garage.

The property occupies a good sized plot with block paved patio with further lawned gardens with mature border plants and shrubs. Also within the rear garden there are useful attached brick built storage outbuildings.



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