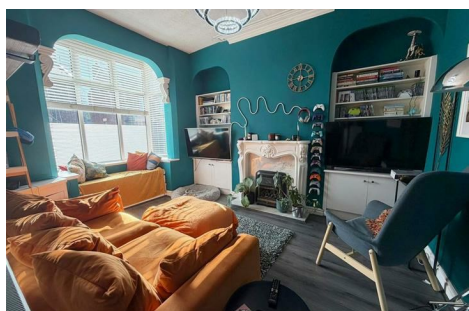


DAWSONS

Property Professionals since 1925

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: www.wcdawson.com Email: reception@wcdawson.com



Cheetham Hill Road, Dukinfield, SK16 5JY

Dawsons are pleased to bring to market this well presented, four-bedroom terraced property, situated in a most popular and convenient residential location and in our opinion, ideally suited to a growing family with its proximity to several local junior and high schools and local amenities. We would recommend interested parties view at their earliest convenience.

The property has good links to the neighbouring Town Centres of Ashton under Lyne, Stalybridge and Hyde and all local amenities can be found within easy reach. The property also enjoys good commuter links.

Offers Over £255,000



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



Cheetham Hill Road, Dukinfield, SK16 5JY

- Four-bedroom terraced property
- Large rear garden with decking area
- Open plan kitchen/dining room
- Popular Residential Location
- Well presented throughout
- Internal Inspection Highly Recommended

Ground Floor

Entrance Hallway

Door to front, doors leading to :

Living Room

11' x 13' (3.35m x 3.96m)

uPVC double glazed bay window, feature fireplace, laminate flooring, gas central heating radiator.

Kitchen/Dining room

15' x 26' (4.57m x 7.92m)

uPVC double glazed windows, fitted with a range of wall and base units with worksurface over, breakfast bar, inset sink with mixer tap, built in oven and hob with extractor over, tiled splashbacks, plumbing for automatic washing machine, space for fridge freezer, seating and dining area, laminate flooring, door to downstairs WC, uPVC door leading to rear garden.

Downstairs WC

5' x 8' (1.52m x 2.44m)

Low level WC, wash hand basin, storage space.

First Floor

Landing

Stairs leading to second floor, doors to:

Bedroom one

9' x 10' (2.74m x 3.05m)

uPVC double glazed window, gas central heating radiator.

Bedroom two

7' x 12' (2.13m x 3.66m)

uPVC double glazed window, gas central heating radiator.

Bedroom three

7' x 12' (2.13m x 3.66m)

uPVC double glazed window, gas central heating radiator.

Bedroom four

8' x 8' (2.44m x 2.44m)

uPVC double glazed window, gas central heating radiator.

Bathroom

7' x 9' (2.13m x 2.74m)

Fitted with a panelled bath with rainfall

shower over and glass shower screen, wash hand basin, low level WC, tiled walls, tiled floor, central heating radiator.

Second Floor

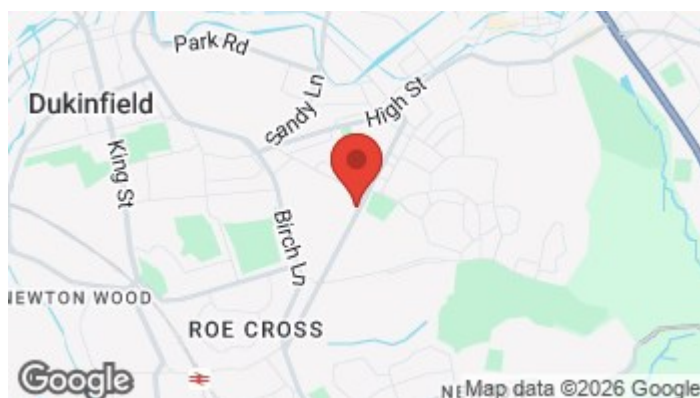
Loft space

16' x 12' (4.88m x 3.66m)

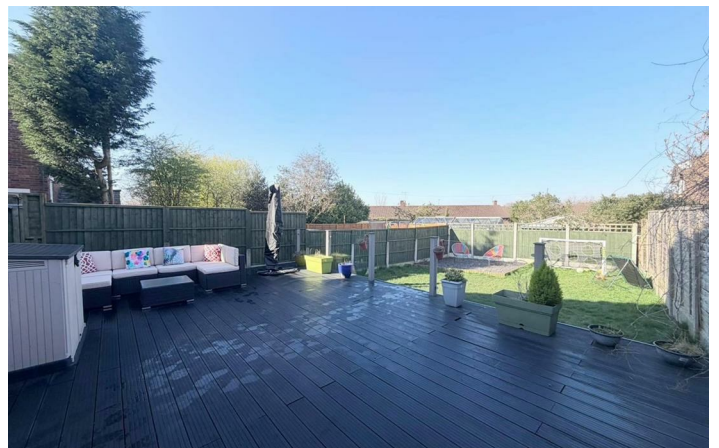
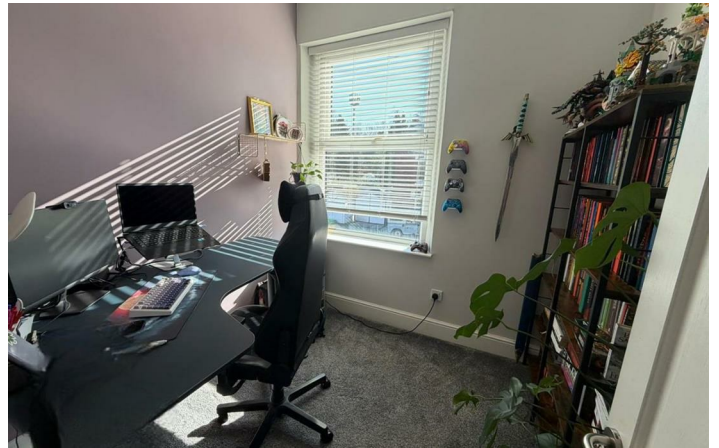
Two double glazed Velux windows, storage to eaves, power and lighting.

Externally

Low maintenance forecourt garden. Enclosed good sized garden to the rear with large decked seating area and further lawned area.

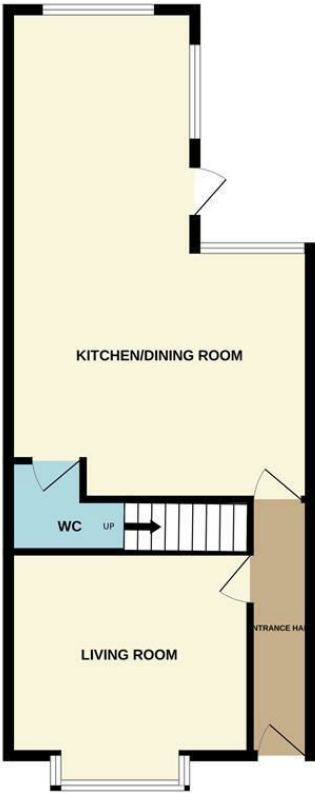


Directions



Floor Plan

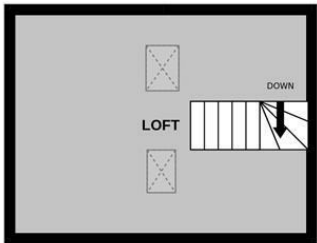
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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