



## 87 Inverness Road, Dukinfield, SK16 5AF

**£175,000**

Inverness Road offers a fantastic opportunity for anyone looking for a property they can renovate and truly make their own - whether as a family home or an investment. Coming to the market with no onward chain, this house is ready for a fresh chapter.

To the front, the driveway offers convenient off road parking before you step into an entrance vestibule that leads you to the hall. At the front of the home is a comfortable lounge featuring a large window. At the rear, the spacious kitchen and dining area spans the full width of the house and provides plenty of space for family meals and gatherings.

Upstairs, there are three bedrooms and a family bathroom. The third bedroom includes a fixed staircase to the loft, where the previous owner began conversion work. You can either pick up that project to create a special room such as a teenagers retreat or home office, or remove the staircase and return the bedroom to its original layout.

Externally, the generous rear garden provides ample space for the kids to play out, and has so much potential to become a great outdoor space for entertaining during the summer months.

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## Entrance Vestibule

Two windows to side. Door to:

## Hall

Stairs to first floor. Door to:

## Lounge

11'4" x 14'7" (3.45m x 4.45m)

Window to front elevation. Fireplace. Ceiling light. Radiator. Door to:

## Kitchen/Diner

9'0" x 17'10" (2.74m x 5.44m)

Two windows to rear elevation. Fitted with matching range of base and eye level units with coordinating worktops over. Under stairs storage cupboard. Wall mounted combi boiler. Door out to side of property.

## Landing

Doors to all bedrooms and bathroom.

## Bedroom One

11'10" x 9'4" (3.61m x 2.84m)

Window to rear elevation. Double radiator. Ceiling light.

## Bedroom Two

8'9" x 8'2" (2.67m x 2.49m)

Window to rear elevation. Double radiator. Ceiling light.

## Bedroom Three

8'8" x 10'11" (2.64m x 3.33m)

Window to front elevation. Double radiator. Ceiling light. Wooden staircase leading to loft space.

## Bathroom

6'2" x 6'9" (1.88m x 2.06m)

Window to side elevation. Fitted with three piece suite comprising panelled bath, WC and hand wash basin. Heated towel rail.

## Outside and Gardens

Driveway parking to the front. Large garden to the rear elevation.

## Additional Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: A







### Ground Floor

Approx. 36.0 sq. metres (387.2 sq. feet)



### First Floor

Approx. 34.4 sq. metres (370.7 sq. feet)



Total area: approx. 70.4 sq. metres (757.9 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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>84</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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