www.awilsonestates.com











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.

87 Inverness Road

, Dukinfield, SK16 5AF

£175,000







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

 $11'10" \times 9'4"$ (3.61m x 2.84m) Window to rear elevation. Double radiator. Ceiling light.

Bedroom Two

 $8^{\prime}9^{\prime\prime}\times8^{\prime}2^{\prime\prime}$ (2.67m x 2.49m) Window to rear elevation. Double radiator. Ceiling light.

Bedroom Three

 $8'8" \times 10'11" \ (2.64m \times 3.33m)$ 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

Tel: 0161 303 0778



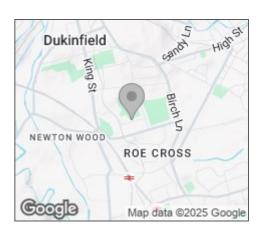


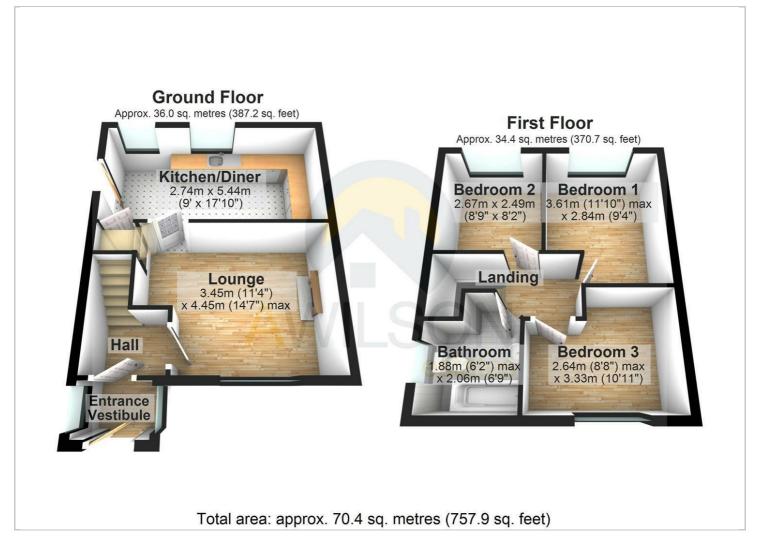






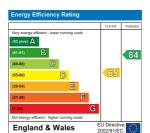






Viewing

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.





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 firms employment has the authority to make or give any representation or warranty in respect of the property.