



## 213 Astley Street, Dukinfield, SK16 4QD

**£145,000**

Located on Astley Street in Dukinfield and coming to the market offering vacant possession, this two bedroom terraced home would a great first step onto the property ladder for a first time buyer, or a perfect investment opportunity for any landlords looking to add to their portfolio. With a new boiler installed in March 2025, a newly installed kitchen, and new flooring throughout, this is a home is ready to move into or easy to let out.

Step through the front door into the lounge with stairs rising to the first floor. The kitchen diner is to the rear and leads directly out to a spacious lounge laid with Indian stone patio.

Upstairs you will find a double bedroom, a further single bedroom and the bathroom complete with shower over bath.

The property is situated in a popular location with easy access to neighboring towns. Dukinfield, Denton, Hyde, and Ashton-under-Lyne offer a variety of shops, cafes, restaurants, and leisure facilities. Commuters benefit from Ashton train station and the Metrolink tram stop, both less than a mile away, providing regular services into Manchester. For drivers, the M60 ring road is within a short drive, offering excellent connectivity across Greater Manchester.

# 213 Astley Street

, Dukinfield, SK16 4QD

**£145,000**



## Lounge

13'4" x 12'2" (4.06m x 3.71m)

Window to front elevation. Radiator. Stairs to first floor. Door to:

Tenure: TBC ( Land registry shows both Freehold and Leasehold)

EPC Rating: C

Council Tax Band: A

## Kitchen/Diner

10'9" x 12'2" (3.28m x 3.71m)

Fitted with a range of base units with worktop space over. Plumbing for washing machine. Space for fridge/freezer. Built-in electric oven with four ring electric hob and extractor hood over. Wall mounted combi boiler. Window to rear. Double radiator. Door to rear yard.

## Stairs and Landing

Doors to Bedrooms and Bathroom

## Bedroom One

13'0" x 9'1" (3.97m x 2.78m)

Window to front elevation. Radiator. Storage cupboard.

## Bedroom Two

11'1" x 5'8" (3.37m x 1.73m)

Window to rear elevation. Radiator.

## Bathroom

Fitted with three piece suite comprising P shaped bath with shower and glass shower screen over, wash hand basin and WC. Window to rear elevation. Heated towel rail.

## Outside and Gardens

Private enclosed yard to rear laid with indian stone patio. (side gates to provide access out via neighbouring yards for bins)

## Additional Information

Tel: 0161 303 0778





## Ground Floor

Approx. 27.6 sq. metres (296.9 sq. feet)



## First Floor

Approx. 27.7 sq. metres (298.6 sq. feet)



Total area: approx. 55.3 sq. metres (595.5 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

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.

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 Sales 0161 303 0778 Email: [info@awilsonestates.com](mailto:info@awilsonestates.com) [www.awilsonestates.com](http://www.awilsonestates.com)