



402 Cheetham Hill Road, Dukinfield, SK16 5LB

£210,000

Are you ready to take your first step onto the property ladder? Or perhaps you're looking to downsize without giving up valuable outdoor space? This beautifully extended two bedroom terrace on Cheetham Hill Road in Dukinfield could be exactly what you've been waiting for.

With gardens to both the front and rear, plus a stunning open-plan kitchen/diner, this is a home you can simply move straight into and start enjoying. Offered to the market with no vendor chain, it also presents a straightforward and hassle free purchase.

As you approach, you're welcomed by a neat walled front garden with a path leading to the front door. Step inside and you'll find a lounge to the front of the property, complete with a bay window, along with stylish recessed alcove shelving.

From here, the home opens up into the true heart of the property - the impressive open plan kitchen/diner. Thoughtfully extended by the current owners, this space has been designed with both everyday living and entertaining in mind. Featuring modern cabinetry, a breakfast bar, and ample dining space, it's easy to imagine hosting friends and family here. Large double doors open directly onto the rear garden, creating a indoor-outdoor flow which would be perfect for summer BBQs and relaxed evenings with

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The location is another real highlight. You're within walking distance of both Flowery Field and Hyde North train stations, making commuting into Manchester and beyond incredibly convenient. Dukinfield itself offers a range of local shops, cafés and everyday amenities, while nearby Hyde and Stalybridge provide a wider selection of supermarkets, restaurants and leisure facilities. For outdoor lovers, scenic walks along the Peak Forest Canal and nearby green spaces are just a short distance away.

Lounge

13'1" x 12'11" (3.99m x 3.94m)

Bay window to front elevation. Feature fireplace with inset gas fire. Recessed alcove shelving. Radiator. Ceiling light. Door to:

Inner Hallway

Stairs leading to first floor. Door to:

Dining Room

9'5" x 12'11" (2.87m x 3.94m)

Double radiator, Downlights to ceiling. Access to under stairs storage cupboard. Open plan to:

Kitchen

9'0" x 10'10" (2.74m x 3.30m)

Fitted with range of base and wall units with coordinating worktops over. Eye-level Neff oven and grill. Four ring electric hob with extractor hood over. Inset sink with stainless steel mixer tap over. Plumbed for automatic washing machine. Breakfast bar area for casual dining. Wall mounted Combi boiler. Downlights to ceiling. Double doors leading out to rear garden.

Stairs and Landing

Downlights to ceiling. Doors to bedrooms and bathroom. Loft hatch providing access to loft space.

Bedroom One

10'3" x 13'0" (3.12m x 3.96m)

Window to front elevation, Radiator. Ceiling light.

Bedroom Two

9'8" x 8'4" (2.95m x 2.54m)

Window to rear elevation. Radiator. Ceiling light.

Bathroom

Fitted with white three-piece suite comprising of P shaped bath with mixer tap, glass shower screen, and rainfall head style mains fed shower over, WC, and vanity unit with inset hand wash basin. Downlights to ceiling. Heated towel rail. Window to rear elevation.

Outside and Gardens

Small front garden.

Good sized rear garden, mainly laid with artificial lawn with additional patio area.

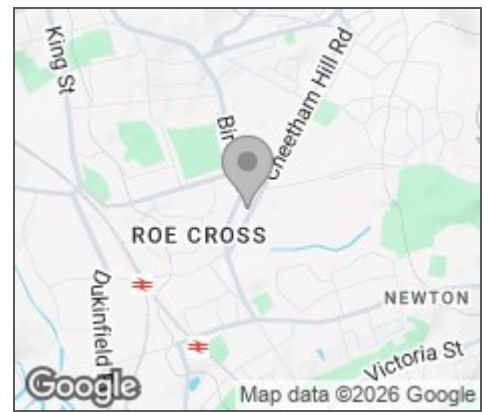
Additional Information

Tenure: Freehold

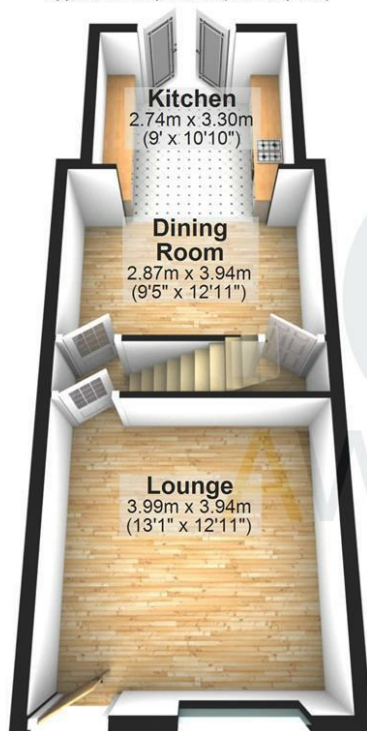
EPC Rating: D

Council Tax Band: A





Ground Floor
Approx. 40.4 sq. metres (434.7 sq. feet)



First Floor
Approx. 30.7 sq. metres (330.6 sq. feet)



Total area: approx. 71.1 sq. metres (765.2 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		
(81-91) B		
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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