



## 40 Tower Street, Dukinfield, SK16 5NE

### Offers Over £200,000

Located on Tower Street in Dukinfield, this three bedroom semi detached property offers an excellent opportunity for buyers looking for a home to make their own. Coming to the market with vacant possession, the property provides well proportioned living accommodation, a larger than average driveway, and a detached garage. In need of modernisation, this home would be ideal for those seeking a project with great potential.

As you approach, you're greeted by a front garden and driveway parking that extends down the side of the property to the garage. Stepping inside, an entrance hallway features stairs leading to the first floor. To the front is a comfortable lounge, while to the rear you will find a kitchen, dining room, and a convenient under stairs WC.

Upstairs, there are two double bedrooms, a single bedroom, a family bathroom, and a separate WC.

Externally, the rear garden offers plenty of scope to create a lovely outdoor space – perfect for relaxing or entertaining once refreshed.

Dukinfield is a popular and well connected area offering a range of local amenities, from independent shops to major supermarkets, a library, chemist, and several leisure

# 40 Tower Street

, Dukinfield, SK16 5NE

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## **Hallway**

Window to side. Stairs to first floor. Door to:

## **Lounge**

14'0" x 11'3" (4.27m x 3.43m)

Bay window to front elevation. Ceiling light. Radiator.

## **Dining Room**

8'10" x 9'4" (2.69m x 2.84m)

Window to rear elevation. Ceiling light. Radiator.

## **Kitchen**

8'10" x 7'10" (2.69m x 2.39m)

Window to rear, open plan, door to:

## **WC**

Window to side.

## **Landing**

Window to side.

## **Master Bedroom**

11'8" x 11'3" (3.56m x 3.43m)

Window to front elevation. Ceiling light. Radiator.

## **Bedroom Two**

11'2" x 9'4" (3.40m x 2.84m)

Window to rear elevation. Ceiling light. Radiator.

## **Bedroom Three**

7'5" x 5'11" (2.26m x 1.80m)

Window to front elevation. Ceiling light. Radiator.

## **WC**

Window to rear elevation.

## **Bathroom**

Window to rear elevation. Panelled bath. Shower cubicle. Hand wash basin.

## **Outside and Gardens**

Lawned front garden. Driveway to side of property leading to detached garage. Garden to rear mainly laid to lawn with mature borders.

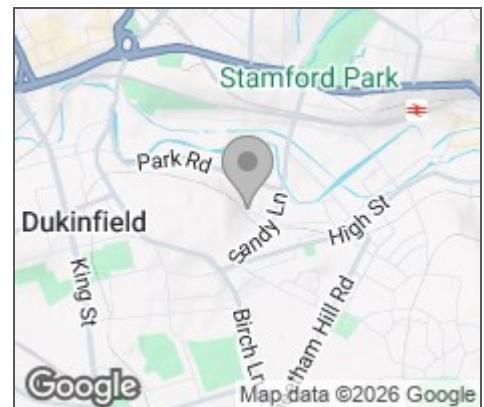
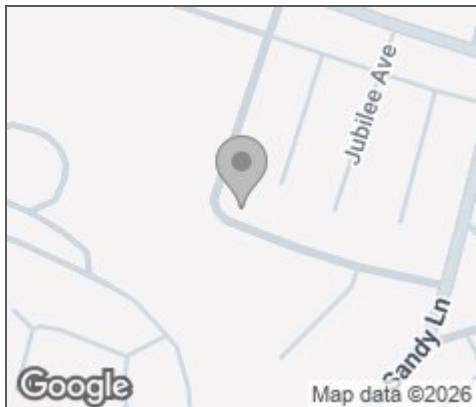
## **Additional Information**

Tenure: Leasehold

EPC Rating: D

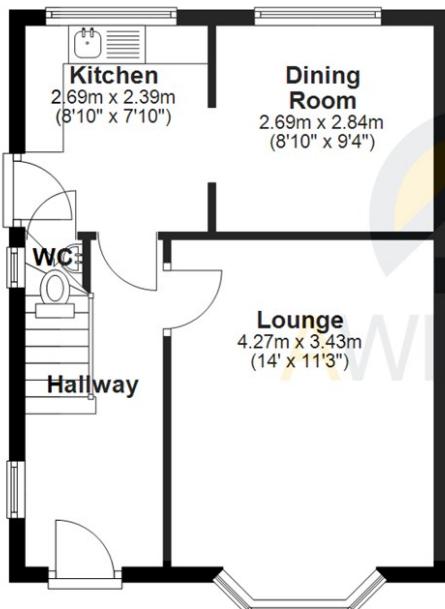
Council Tax Band: C





### Ground Floor

Approx. 41.5 sq. metres (447.1 sq. feet)



### First Floor

Approx. 37.6 sq. metres (405.1 sq. feet)



Total area: approx. 79.2 sq. metres (852.2 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			82
(81-91) B			67
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

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)