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80 Pickford Lane, Dukinfield, SK16 4TF

Offers Over £190,000

Welcome to Pickford Lane! Always a popular choice thanks to its attractive garden fronted terraced homes and proximity to the park, A Wilson Estates are delighted to offer for sale this spacious end terrace home. Set over three floors and benefiting from a private enclosed rear garden, this is a property that will appeal to first time buyers and downsizers alike.

A low walled courtyard garden provides an attractive approach to the property. Step through the entrance vestibule and into a bright and welcoming lounge, decorated in neutral tones and offering plenty of space to relax. To the rear of the home is a well proportioned kitchen diner, fitted with white gloss units and offering space for a dining table.

The first floor hosts a generous master bedroom complete with fitted wardrobes and high ceilings, alongside a modern three piece family bathroom and a second bedroom, which would comfortably accommodate a single bed or office desk. Stairs rise directly from this room to the converted loft room, a great extra space that a teenager is sure to appreciate, giving them somewhere to game, study or simply enjoy a little space of their own.

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Entrance Vestibule
Door to:

Lounge
13'10" x 14'2" (4.22m x 4.32m)
Window to front elevation. Feature fireplace. Ceiling light. Radiator. Door to:

Kitchen/Diner
13'0" x 11'1" (3.96m x 3.38m)
Fitted with a matching range of base and eye level units with worktop space over. One and a half bowl stainless steel sink with drainer and mixer tap. Built in eye level electric oven. Four ring hob with extractor over. Integrated fridge freezer. Plumbed for automatic washing machine. Ceiling light. Window to rear elevation. Double radiator. Access to under stairs storage. Door providing access to staircase rising to first floor. Door to rear garden.

Stairs and Landing
3'9" x 6'7" (1.15m x 2.00m)
Doors to bedrooms one and two. Door to bathroom.

Bedroom One
14'0" x 14'2" (4.27m x 4.32m)
Window to front elevation. Double radiator. Fitted wardrobes. Ceiling light. Radiator.

Bedroom Two/Study
13'1" x 6'8" (3.99m x 2.03m)
Window to rear elevation. Radiator. Ceiling light. Stairs rising to loft room.

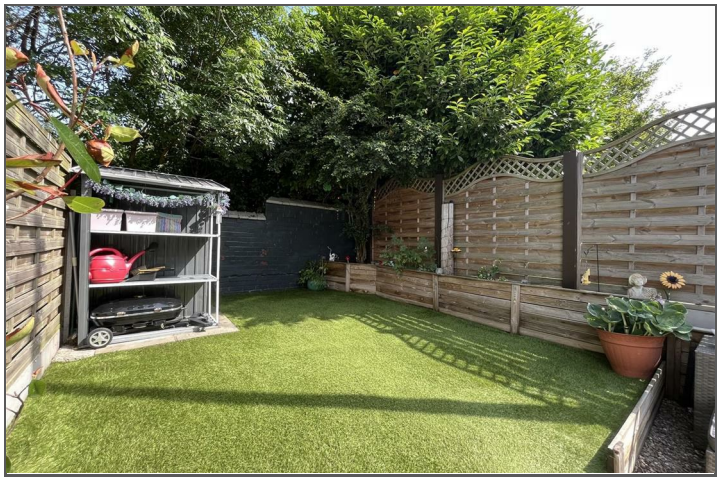
Bathroom
8'11" x 7'1" (2.72m x 2.16m)
Fitted with white three piece suite comprising of bath with glass shower screen and mains fed shower over, hidden cistern WC, and vanity unit with inset hand wash basin. Chrome heated towel rail. Panelled walls. Downlights to ceiling. Extractor. Window to rear elevation.

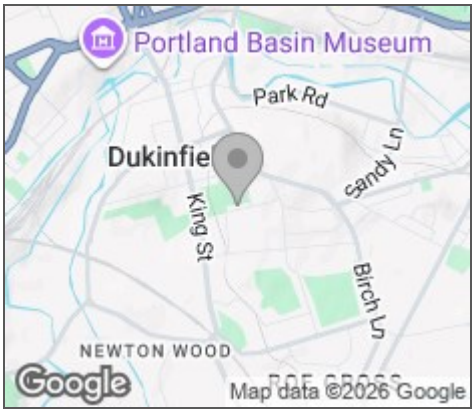
Loft Room
8'8" x 12'3" (2.64m x 3.73m)
Skylight.

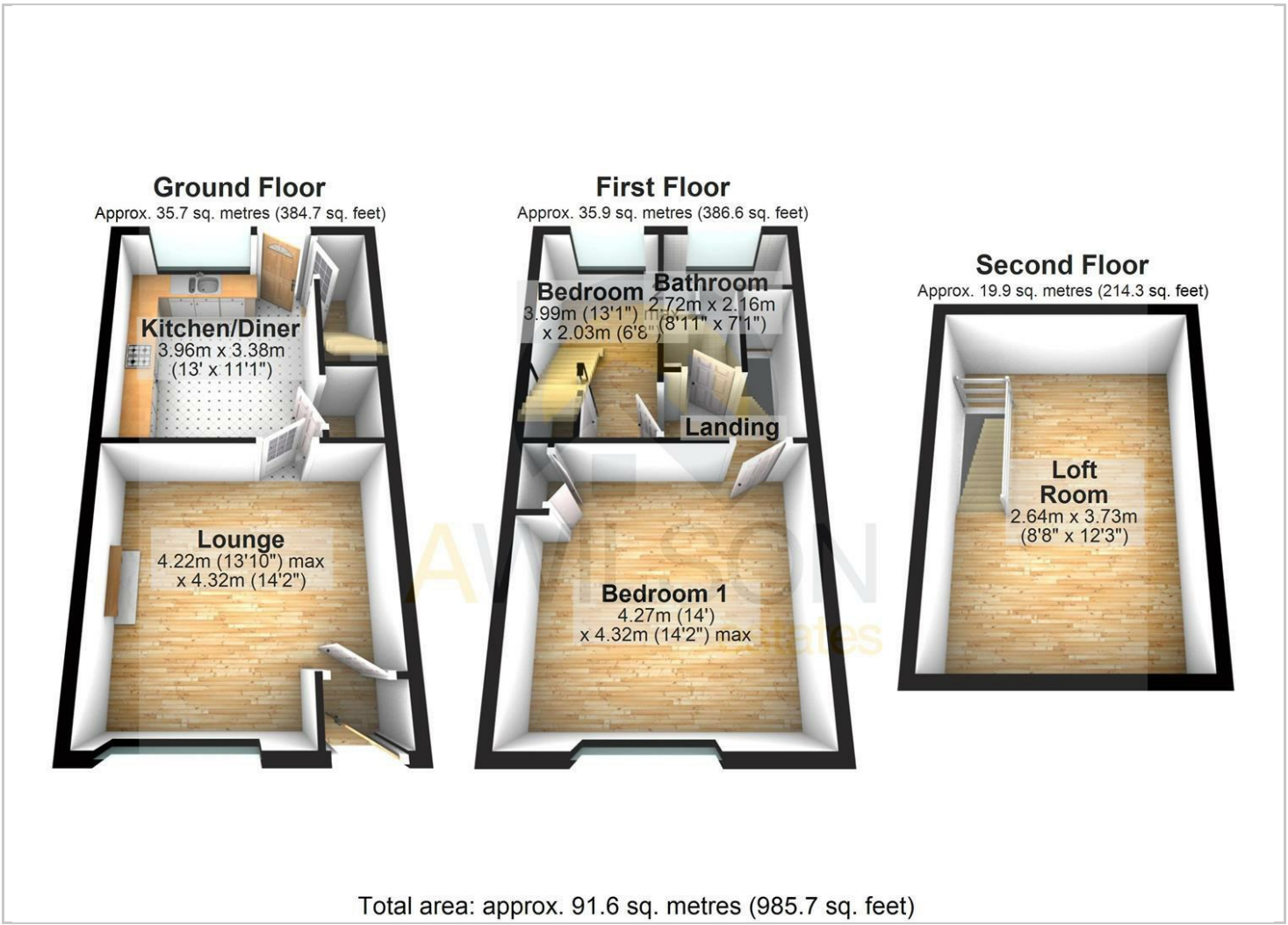
Outside and Gardens
Low walled garden to front. Private enclosed garden to rear with concrete and patio areas plus lawned area laid with artificial turf with planted borders.

Additional Information
Tenure: Freehold
EPC Rating: E
Council Tax Band: A

Tel: 0161 303 0778



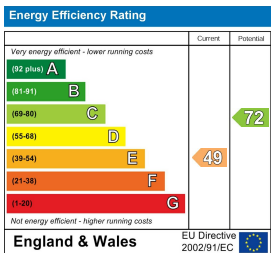


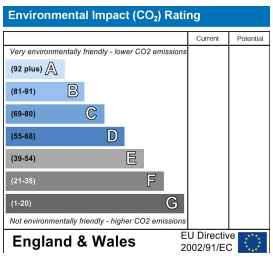


Total area: approx. 91.6 sq. metres (985.7 sq. feet)

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.





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