

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: [www.wcdawson.com](http://www.wcdawson.com) Email: [reception@wcdawson.com](mailto:reception@wcdawson.com)



## Cheetham Hill Road, Dukinfield, SK16 5JY

This impressive, period, semi detached family property boasts substantial, flexible accommodation which has been comprehensively up-graded yet retains much of its inherent charm and character. Only an internal inspection will fully reveal the size and quality of accommodation on offer.

The property is well placed for all local amenities with good access to all the neighbouring town centres. The property enjoys good commuter links and is well placed for numerous junior and high schools

**£450,000**

# Cheetham Hill Road, Dukinfield, SK16 5JY

- Substantial Period Semi Detached Home
- 4 Bedrooms plus Loft Room with En-suite
- Good Sized Garden Plot with Off Road Parking and Garage
- Ideally Suited to Growing Family
- Retained Character Features Throughout
- 3 Reception Rooms plus Kitchen to the Ground Floor
- Well Presented Accommodation Throughout
- Set Over 4 Floors
- Converted Basement Accommodation
- Popular Residential Location with Good Access to all Amenities

## Contd.....

The Accommodation briefly comprises:

Basement Accommodation with separate access, Games Room, Cloaks/WC

Ground Floor Entrance Vestibule, Entrance Hallway, Living Room with box bay window, Family Room with French doors on to the rear garden, Morning Room, fully fitted Kitchen with integrated appliances

To the first floor there are 3 well proportioned Bedrooms plus 4 piece family Bathroom

To the second floor there is a Loft Room with En-suite

Externally there is a forecourt garden with driveway providing off road parking and leading to detached Garage. There are side and rear gardens offering a high degree of privacy with patio areas and good sized lawned garden areas with mature border plants and shrubs. There are also useful brick built storage outbuildings.

### The Accommodation Comprises:

#### Entrance Vestibule

#### Entrance Hallway

Karndean flooring, period central heating radiator, feature stained glass windows

#### Living Room

13'4 x 13'4 plus box bay window 5'0 x 1'11 (4.06m x 4.06m plus box bay window 1.52m x 0.58m)

Feature fireplace with living flame coal effect gas fire, uPVC double glazed box bay window plus further double glazed window, central heating radiator, Karndean flooring

#### Family Room

13'6 x 13'4 (4.11m x 4.06m)

Feature fireplace with living flame coal effect gas fire, laminate flooring, central heating radiator, uPVC double glazed French doors and window

#### Morning Room

11'7 x 10'11 (3.53m x 3.33m)

uPVC double glazed bay window, feature fireplace with wood burning stove, laminate flooring, storage unit

#### Kitchen

11'0 x 7'6 (3.35m x 2.29m)

Single drainer sink unit with range of wall and floor mounted units, integrated dish washer, plumbed for automatic washing machine, fully tiled, tiled floor, uPVC double glazed rear door, uPVC double glazed window

#### Basement:

Private access from the forecourt garden. Integral access from the morning room

#### Bedroom (4)

12'5 x 12'5 (3.78m x 3.78m)

uPVC double glazed front door, recessed spotlights, central heating radiator

#### Games Room/Media Room

12'3 x 12'1 (3.73m x 3.68m)

Recessed spotlights

#### Cloaks/WC

9'11 x 7'5 (3.02m x 2.26m)

Low level WC, pedestal wash hand basin, tiled floor, fully tiled, heated towel rail/radiator. Access to storage/central heating boiler cupboard

#### First Floor:

#### Landing

Skylight and loft access, uPVC double glazed window, central heating radiator

#### Bedroom (1)

13'5 x 13'4 (4.09m x 4.06m)

uPVC double glazed window, central heating radiator

#### Bedroom (2)

13'9 x 13'3 (4.19m x 4.04m)

uPVC double glazed French doors onto a balcony plus further uPVC double glazed window, central heating radiator

#### Bedroom (3)

11'0 x 7'5 (3.35m x 2.26m)

uPVC double glazed window, central heating radiator

#### Family Bathroom

Feature period white suite, free standing bath with Victorian style mixing shower tap attachment, separate shower cubicle, high level WC, wash hand basin with vanity storage unit below, part tiled, tiled floor, period radiator

#### Second Floor:

#### Loft Room

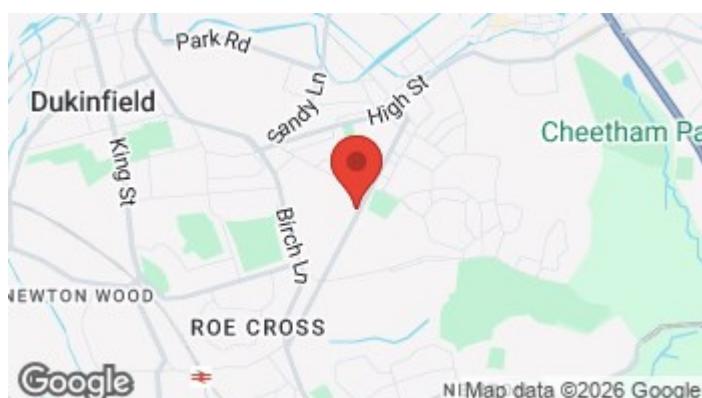
12'2" x 14'5" (3.71m x 4.39m)

Two double glazed Velux windows, open en-suite area with shower cubicle, wash hand basin with vanity storage unit below, low level WC, tiled floor, tiled walls, uPVC double glazed window

#### Externally:

There is a forecourt garden with wrought iron gates and fencing. Within the forecourt there are steps leading down to the basement accommodation. There is a driveway providing off road vehicular parking and leading to a detached garage.

The property occupies a good sized plot with block paved patio with further lawned gardens with mature border plants and shrubs. Also within the rear garden there are useful attached brick built storage outbuildings.



## Directions



# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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	
73	
61	

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	
England & Wales	
EU Directive 2002/91/EC	