



## 80 Pickford Lane, Dukinfield, SK16 4TF

**Offers Over £200,000**

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.

# 80 Pickford Lane

, Dukinfield, SK16 4TF

**Offers Over £200,000**



## 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.

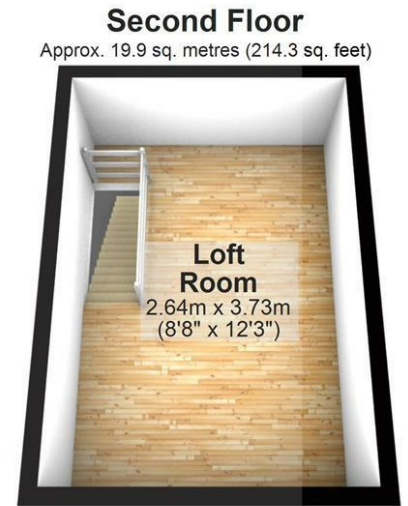
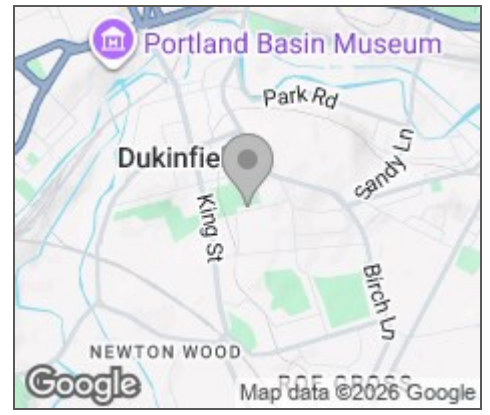
## Additional Information

Tenure: Freehold

EPC Rating: E

Council Tax Band: A





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.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	72	England & Wales		EU Directive 2002/91/EC	49

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 firm's 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 www.awilsonestates.com