



## 114 Church Street, Dukinfield, SK16 4LU

### Offers Over £150,000

A Wilson are thrilled to bring to market this charming two bedroom mid terrace home in Dukinfield, a perfect choice for first time buyers or investors wanting to expand their portfolio.

Inside, you'll find a welcoming lounge and a practical kitchen on the ground floor. Upstairs, there are two comfortable bedrooms along with a family bathroom. To the rear, the property benefits from a private enclosed yard, ideal for relaxing or a bit of low maintenance outdoor space.

The location is spot on too. Tucked just off Astley Street, you're within easy walking distance of local shops, friendly bakeries and the lovely Dukinfield Park. Families will be pleased to know there is a great choice of schools nearby, including Ravensfield, Lyndhurst and St Johns Primary Schools, as well as All Saints Catholic College, and Rayner Stephens High School.

If you would like to know more or arrange a viewing, the team at A Wilson Estates would be delighted to hear from you.

# 114 Church Street

, Dukinfield, SK16 4LU

**Offers Over £150,000**



## **Lounge:**

13"5 x 12"01 (3.96m1.52m x 3.66m0.30m)  
Window to front elevation, radiator, door leading  
to:

Tenure: Freehold

Council Tax Band: A  
EPC Rating: D

## **Kitchen:**

12"1 x 12"03 (3.66m0.30m x 3.66m0.91m)  
Fitted with a matching range of base and eye  
level units with worktop space over. Built in  
electric oven with four ring electric hob and  
extractor hood over. One and a half bowl  
stainless steel sink with mixer tap. Plumbing for  
automatic washing machine, Window to rear  
elevation. Door leading to rear yard. Stairs  
leading to first floor.

## **Landing:**

### **Bedroom One:**

12'1 ( max) x 13"3 (max) (3.68m ( max) x  
3.96m0.91m (max))  
Window to front elevation, radiator.

### **Bedroom Two:**

5"11 x 12 " 03 (1.52m3.35m x 3.66m "  
0.91m)  
Window to rear elevation, radiator.

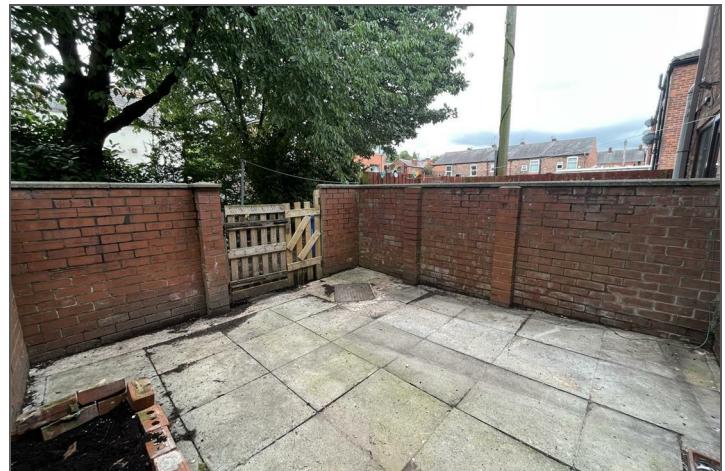
### **Bathroom:**

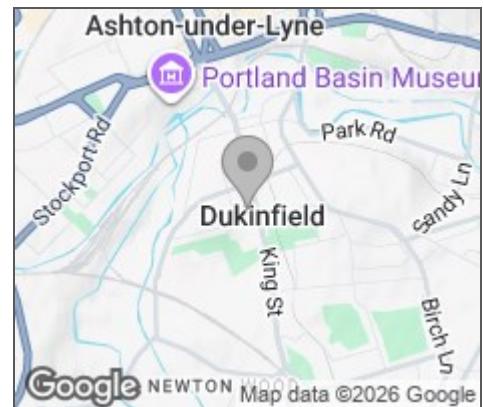
5"10 x 8"10 (1.52m3.05m x 2.44m3.05m)  
Fitted with three piece bathroom suite  
comprising of panelled bath, sink, and wc.  
Storage cupboard

### **Outside and Gardens**

To the rear of the property there is an enclosed  
yard.

### **Additional Information:**





**Ground Floor**



**First Floor**



Total area: approx. 58.4 sq. metres (628.3 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			88
(81-91) B			
(69-80) C			68
(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 <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	

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.

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