



## 54 Cheetham Hill Road, Dukinfield, SK16 5JJ

**Offers Over £259,700**

A Wilson Estates are pleased to offer for sale this semi detached three bedroom dormer bungalow located on the ever popular Cheetham Hill Road in Stalybridge. With off road parking, a large rear garden, and 1100 square feet of living space set over two floors, this home comes to the market with the added benefit of no onward chain.

As you approach you are greeted by a driveway providing off road parking for multiple vehicles. Step through the front door into a entrance vestibule opening into a bright and inviting entrance hallway. The lounge, complete with a modern wall-mounted electric fire, is situated to the rear of the home and flows seamlessly into the Orangery, a space with French doors opening onto the garden, creating a wonderful indoor-outdoor feel.

The sleek, modern, and well equipped fitted kitchen also opens directly to the garden, whilst the dining room is separate providing space for family meal times. The ground floor is completed by the master bedroom and a shower room.

Upstairs, you'll find two further bedrooms, one of which has a boutique style open plan bathroom!

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, Dukinfield, SK16 5JJ

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## Entrance Vestibule

Composite front door. Door into the hallway.

## Hallway

Doors to all rooms. Wood laminate flooring. Ceiling light & radiator.

## Lounge

12'8" x 12'1" (3.86m x 3.68m)

Wall mounted feature electric fire. Ceiling light & radiator. Open plan archway to orangery.

## Orangery

Windows and double opening French doors leading out to the garden.

## Kitchen

9'8" x 8'7" (2.95m x 2.62m)

Windows and double opening French doors leading out to the garden. Fitted with a comprehensive range of stylish high gloss floor and wall mounted units with coordinating work surfaces over. Integrated appliances include a microwave, electric oven, hob and extractor fan and dishwasher, along with plumbing for a washing machine. Stainless steel sink unit with mixer tap, ceiling lights and column radiator.

## Dining Room

11'7" x 8'11" (3.53m x 2.72m)

Window to the front elevation, open stairs rising to the first floor with useful under stairs storage space. Wood laminate flooring, ceiling light & radiator.

## Bedroom One

14'7" x 12'1" (4.45m x 3.68m)

Bay window to the front elevation, fitted wardrobes, ceiling light & radiator.

## Shower Room

Window to side, suite comprising of an enclosed corner shower cubicle with mains fed shower, high gloss vanity unit with hand wash basin and low level W.C.

## Landing

Door to:

## Bedroom Two

18'3" x 12'2" (5.56m x 3.71m)

Velux window to the rear, eaves storage, ceiling light & radiator.

## Bedroom Three

Window to the side elevation. The bathroom area has a suite comprising of a bath, low level W.C and hand wash basin.

## Outside and Gardens

The front has a imprinted concrete driveway giving plenty of parking, a large shed/workshop, plus a lovely enclosed rear garden.

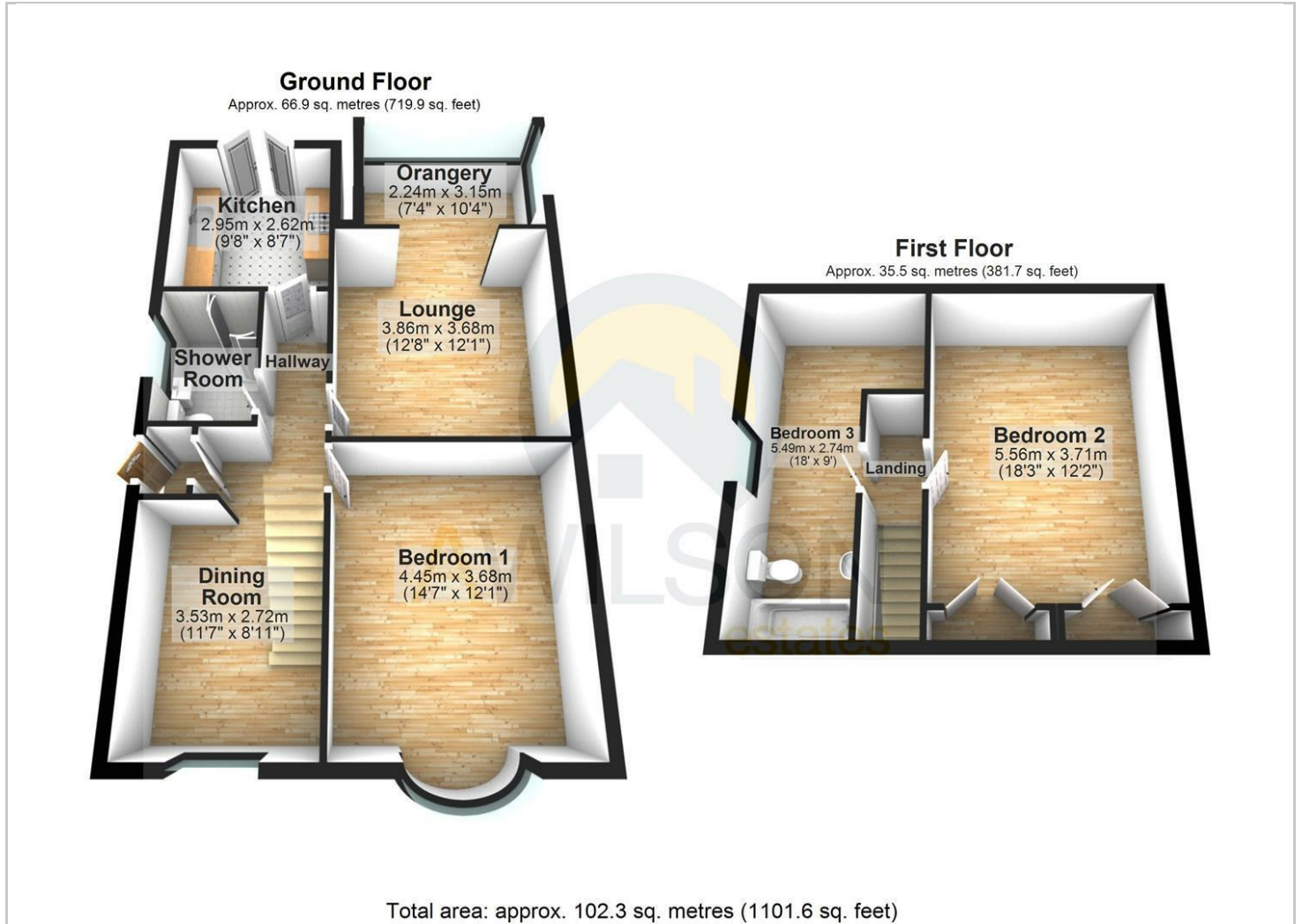
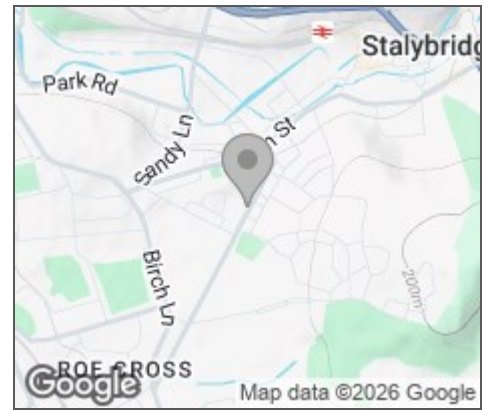
## Additional Information

Tenure: Freehold

Council Tax Band: C

EPC Rating: TBC





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

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