



180 Lodge Lane, Dukinfield, SK16 5JG

£900 Per Month

A Wilson Estates are delighted to offer To Let this two bedroom terrace on Lodge Lane in Dukinfield.

You are welcomed in through the entrance vestibule into the lounge with feature fireplace. There is a spacious dining room and a modern fitted kitchen.

Upstairs are two double bedrooms (both having built in wardrobes) and a stylish family bathroom.

This lovely home has the benefit of being garden fronted and also has a very pleasant enclosed rear garden, a perfect spot to sit in the sunshine.

Dukinfield offers a range of amenities from independent to major supermarkets, library, chemist as well recreational facilities such nearby Golf, Cricket clubs in addition to 24 hour Gymnasium.

There is Gorse Hall which offers acres and acres of beautiful woodland walks and views for those looking to take in the nearby green spaces.

180 Lodge Lane

, Dukinfield, SK16 5JG

£900 Per Month



Entrance Vestibule

Door into the lounge.

Lounge

13'5 x 12'2 (4.09m x 3.71m)

Window to the front elevation, feature fireplace, door into the dining room.

Dining Room

13'5 x 12'4 (4.09m x 3.76m)

Stairs rising to the first floor, with useful under stairs storage. Window to the rear elevation with views over the garden. Door into the kitchen.

Kitchen

10'9 x 6'6 (3.28m x 1.98m)

Window and back door. Fitted with a range of floor and wall mounted units with coordinating worksurfaces over, stainless steel sink unit with mixer tap, double built in electric oven and gas hob with extractor fan above, plumbing for washing machine, tiled floor and part tiled walls.

Stairs & Landing

Bedroom One

13'5 x 12'3 (4.09m x 3.73m)

Window to the front elevation, built in storage cupboard. Large wardrobes.

Bedroom Two

12'4 x 7'9 (3.76m x 2.36m)

Window to the rear elevation with views over the garden. Fitted wardrobes with matching dresser and drawers.

Family Bathroom

Opaque window to the rear elevation. Suite comprising of a panel bath with glass shower screen and electric shower over. Low level w.c and hand wash basin.

Externally

Situated on the ever popular Lodge Lane, the house stands in pleasant gardens to both the front and rear.

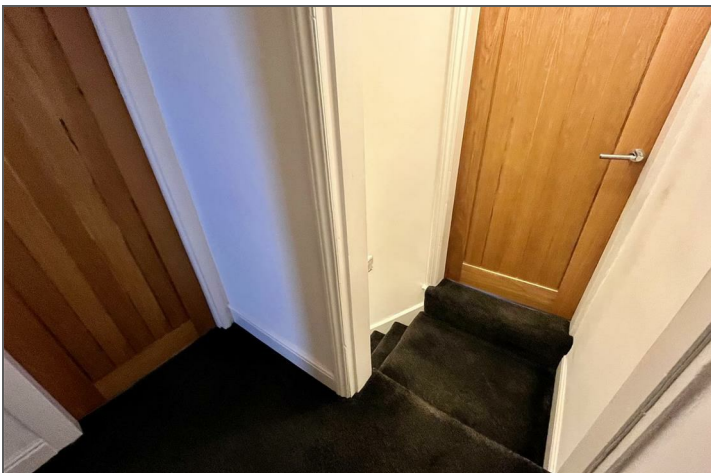
Additional Information

Council Tax Band : A

EPC Rating : D

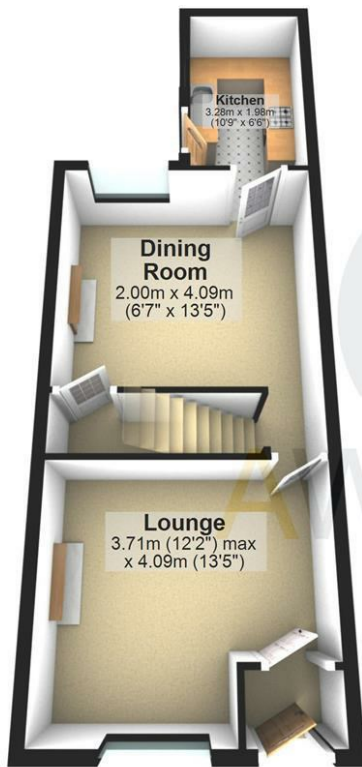
Holding Deposit : £207

STRICTLY NO SMOKING POLICIES APPLY

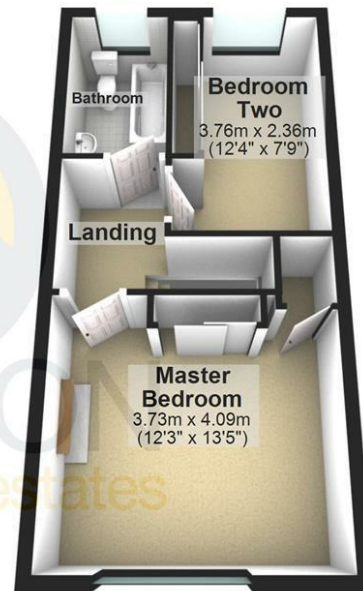




Ground Floor



First Floor



Total area: approx. 76.9 sq. metres (827.5 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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions
England & Wales	EU Directive 2002/91/EC	74	England & Wales
		62	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 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