



## 218 Park Road, Dukinfield, SK16 5LP

**£825 Per Month**

A Wilson Estates are delighted to offer To Let this two bedroom mid terrace on Park Road in Dukinfield.

Offering a spacious layout for a mid terrace property, with a lounge, dining room, and kitchen to the ground floor whilst to the first floor there two double bedrooms and a bathroom.

Externally the home benefits from a private enclosed rear yard complete with extended garden area that could be used as off-road parking.

The property is well placed for ease of access to neighbouring towns including Stalybridge, Ashton under Lyne and Dukinfield via well established road and bus routes.

Stalybridge Railway Station is also just over a mile away offering direct links into Manchester City Centre and beyond.

There are nearby amenities including supermarkets, eateries, parks, gymnasiums and much much more. Tameside Hospital is also just over a mile away which is a major employer in the area.

Those with children of age have the option of several local schools including Gorse Hall, St Peters and West Hill in addition to various private nurseries.

There is even a playground & basketball court within walking distance, in addition to walks along the canal/ River Tame Tame Valley itself.

Viewings are strictly by appointment by telephoning A Wilson Estates.

# 218 Park Road

, Dukinfield, SK16 5LP

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## Lounge

uPVC double glazed door and windows to front elevation. Fireplace with surround, lighting, radiator, blinds, and laminate flooring.

## Dining Room

uPVC double glazed window to rear elevation. Lighting, radiator, carpet, blinds, and built in storage cupboards.

## Kitchen

uPVC double glazed door and window to side elevation. Fitted wall and base units with coordinating work surfaces. Stainless steel single sink unit with mixer tap. Integrated electric oven and gas hob. Part tiled walls, lighting, blinds, and vinyl flooring.

## Stairs and Landing

Wooden handrail, balustrades, and bannister. Lighting and carpet.

## Bedroom One

uPVC double glazed window to front elevation. Lighting, radiator, carpet, and blinds.

## Bedroom Two

uPVC double glazed window to rear elevation. Lighting, radiator, carpet, and blinds.

## Bathroom

uPVC double glazed window to side elevation. Three piece bathroom suite comprising low-level WC, hand wash basin, and panelled bath with electric shower over. Part tiled walls, lighting, radiator, vinyl flooring, built in storage cupboard, and loft access.

## Externally

Enclosed yard with extended garden to the rear which could be used as off road parking.

## Additional Information

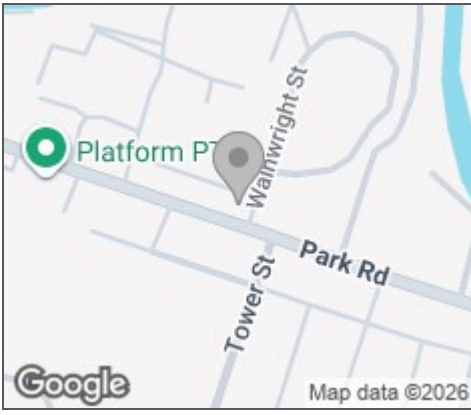
Council Tax Band : A

EPC Rating : D

Holding Deposit : £196

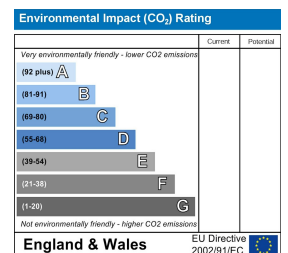
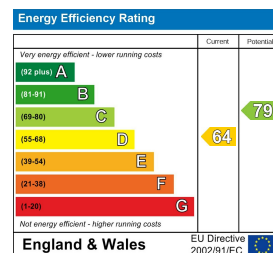
STRICTLY NO PETS AND SMOKING POLICIES APPLY





## 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.



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.

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