DAWSONS

Property Professionals since 1925

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292
Website: www.wcdawson.com Email: reception@wcdawson.com

King street, Dukinfield, SK16 4UA

Dawsons are pleased to welcome to the market this traditionally built middle terraced property, The property offers a reception room, kitchen/diner, utility room, two good sized bedrooms and a bathroom. The property would be ideal for a variety of purchasers. No forward vendor chain. Viewing recommended.

The property is within close proximity to Dukinfield Town Centre with its range of amenities including excellent commuter and transport links to Manchester City Centre as well as easy access to the M67 and M60 Manchester Outer Ring Road, local supermarkets, retail outlets, public houses, restaurants as well as state junior and secondary schools.

Offers Over £155,000

National Association NAEA Estate Agents

CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS

RICS

King street, Dukinfield, SK16 4UA

- Two Good Size Bedrooms
- uPVC Double Glazing
- Conveniently Located for a Range of Amenities
- Excellent Commuter Links
- No Vendor Chain
- Viewing Recommended

Ground Floor

Reception Room

13' x 12 (3.96m x 3.66m)

uPVC double glazed window, uPVC door, gas central heating radiator, door leading to kitchen/diner.

Kitchen/Diner

13' x 14' (3.96m x 4.27m)

uPVC double glazed window, fitted with a range of wall and base units, worksurface over, tiled splashbacks, sink with mixer tap, breakfast bar, built in oven and hob with extractor over, space for fridge freezer, laminate flooring, gas central heating radiator, stairs leading to first floor, door leading to utility room.

Utility Room

7' x 7' (2.13m x 2.13m)

uPVC double glazed window, gas central heating radiator, work surface with plumbing for automatic washing machine, space for dryer below, tiled splashbacks, laminate flooring uPVC door leading to rear yard.

First Floor

Landing

Doors to:

Bedroom 1

13' x 12' (3.96m x 3.66m)

uPVC double glazed window, gas central heating radiator.

Bedroom 2

7' x 12' (2.13m x 3.66m)

uPVC double glazed window, gas central heating radiator.

Bathroom

6' x 6' (1.83m x 1.83m)

uPVC double glazed window, gas central heating radiator, panelled bath with shower over, glass shower screen, low level WC, wash hand basin, tiled walls.

Externally

Garden fronted, rear yard. There is a gate at the end of the terrace that provides access to the rear. There is a right of way for all resident of the terrace to use this to access their garden at the rear.

AML Checks

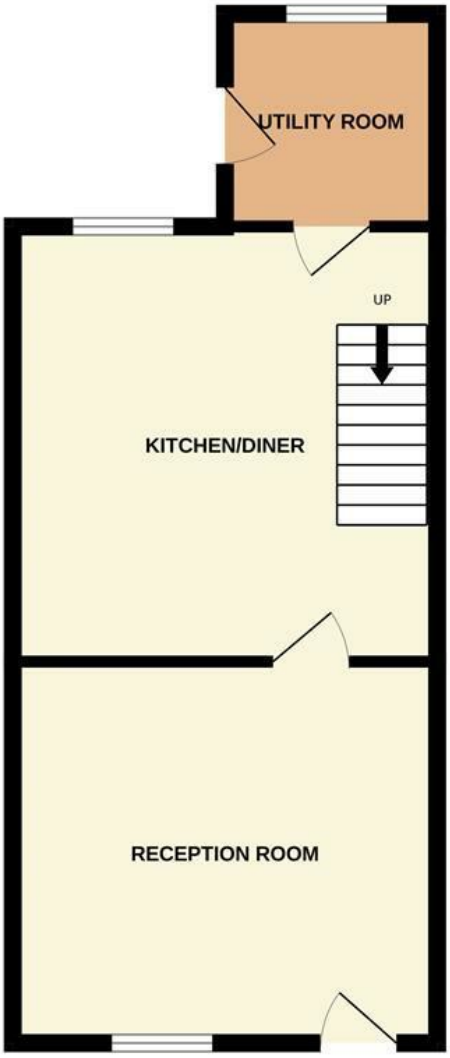
We are required by law to conduct Anti Money Laundering (AML) checks for all vendors and purchasers. A non refundable fee of £15 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

This is a legal requirement to meet HMRC and UK law guidelines .

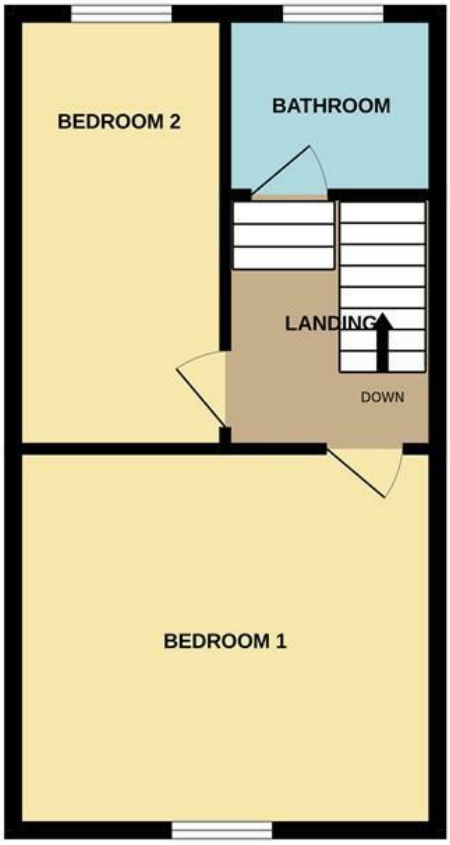
Directions

Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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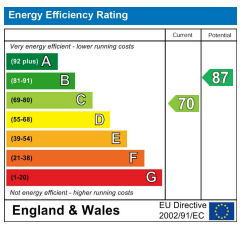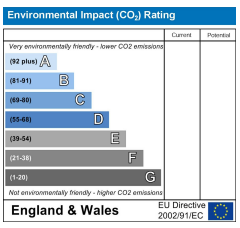
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