

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: www.wcdawson.com Email: reception@wcdawson.com



Railway Street, Dukinfield, Cheshire, SK16 4PS

This larger than average two-bedroom semi-detached property is situated in a popular and established residential location close to all amenities. The property is offered for sale with NO FORWARD VENDOR CHAIN and boasts a modern fitted kitchen with integrated appliances, white bathroom suite and also benefits from uPVC double-glazing and a gas-fired central heating system.

With gardens to front and rear the property is ideally suited to a wide variety of prospective purchasers. It is recommended that the property be inspected internally to fully appreciate the size of accommodation on offer.

Price £195,000

Railway Street, Dukinfield, Cheshire, SK16 4PS

- Garden Fronted Semi-Detached Property
 - Modern Fitted Kitchen
 - Good Size Rear Garden
 - Internal Inspection Highly Recommended
- Two Double Bedrooms
 - Large Bathroom with White Suite and Downstairs Cloaks/WC
 - Excellent Commuter Links
- Pleasant Outlook to Front and Rear
 - Potential To Re-configure to Three Beds
 - Close To All Local Amenities

The Accommodation Briefly Comprises:

Entrance hallway, lounge with feature fireplace, dining kitchen with a range of modern wall and floor mounted units, rear hall, cloaks/WC. To the first floor there are two double-bedrooms and a larger bathroom/WC with white suite.

Externally, the property has gardens to both front and rear.

Local amenities are readily available along nearby King Street and local junior and high schools are all reasonably accessible.

The property enjoys good commuter links with Ashton town centre being a short distance away.

The Accommodation In Detail Comprises:

GROUND FLOOR

Entrance Hallway

uPVC double-glazed front door, uPVC double-glazed window, central heating radiator.

Lounge

13'11 reducing to 9'10 x 13'10 reducing to 12'7 (4.24m reducing to 3.00m x 4.22m reducing to 3.84m)
Feature fireplace, understairs storage cupboard with uPVC double-glazed window, central heating radiator, uPVC double-glazed window.

Dining Kitchen

10'1 reducing to 6'8 x 17'2 reducing to 8'0 (3.07m reducing to 2.03m x 5.23m reducing to 2.44m)
Single drainer stainless-steel sink unit, a range of modern wall and floor mounted units, built-in oven,

four-ring ceramic hob with filter unit over, plumbing enclosed rear garden area has mainly a grassed for automatic washing machine, part tiled, two uPVC area with a wide range of mature border plants and double-glazed windows, central heating radiator. shrubs.

Rear Hall

uPVC double-glazed rear door.

Cloaks/WC

Low-level WC, wash hand basin, uPVC double-glazed window, central heating radiator.

FIRST FLOOR

Landing

uPVC double-glazed window, loft access

Bedroom 1

13'10 x 12'0 including chimney breast (4.22m x 3.66m including chimney breast)
plus bulkhead alcove.

uPVC double-glazed window, central heating radiator.

Bedroom 2

12'3 x 8'0 including chimney breast (3.73m x 2.44m including chimney breast)
uPVC double-glazed window, central heating radiator.

Bathroom/WC

8'11 reducing 7'11 x 8'11 reducing to 5'6 (2.72m reducing 2.41m x 2.72m reducing to 1.68m)
White suite having panelled bath with shower over, wash hand basin, low-level WC, part tiled, uPVC double-glazed window, central heating radiator.

EXTERNAL

Externally, the front garden is laid to lawn whilst the

TENURE

Tenure is Freehold - Solicitors to confirm.

COUNCIL TAX

Council Tax Band "B".

VIEWINGS

Strictly by appointment with the Agents.

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.

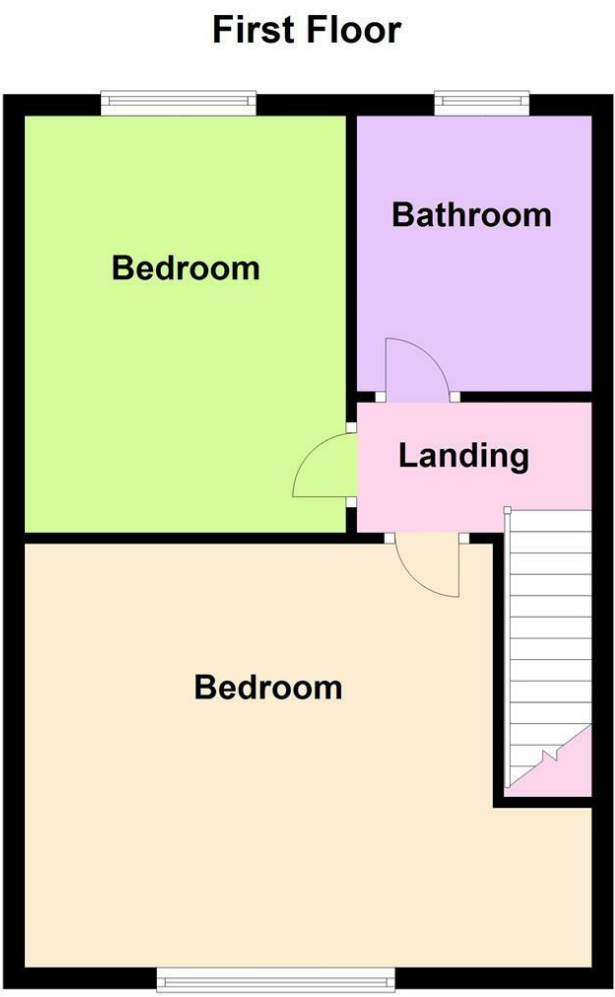
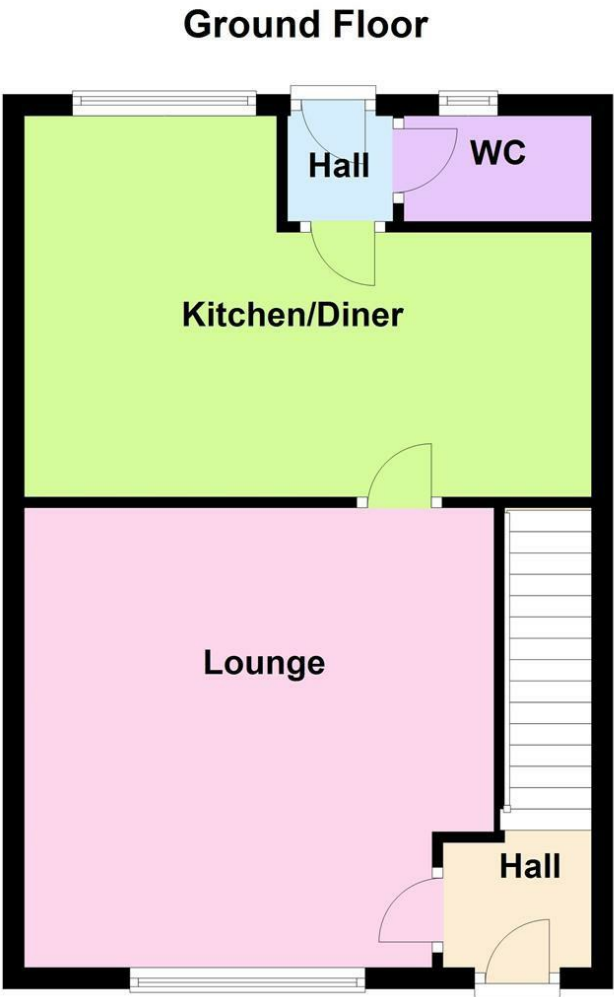
This is a legal requirement to meet HMRC and UK law guidelines .



Directions



Floor Plan



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.

