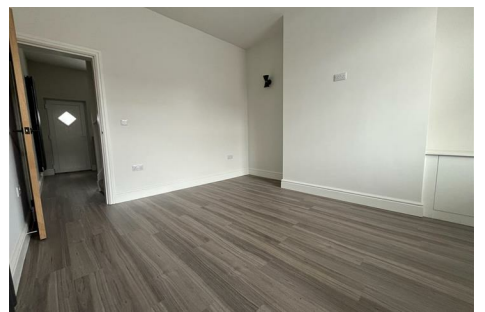
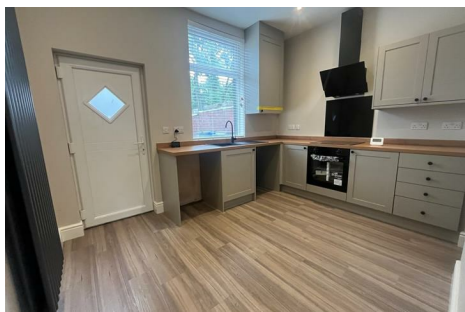


18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: [www.wcdawson.com](http://www.wcdawson.com) Email: [reception@wcdawson.com](mailto:reception@wcdawson.com)



## Chapel Street, Dukinfield, SK16 4DW

Having undergone a comprehensive refurbishment programme to an exacting standard, this stylishly presented two-bedroom middle-terrace boasts numerous contemporary features and is presented in a turnkey fashion. Only an internal inspection will fully reveal the quality of accommodation on offer. We would recommend interested parties view the property at their earliest convenience.

**Offers Over £170,000**

# Chapel Street, Dukinfield, SK16 4DW

- Superbly Renovated Two-Bed Mid-Terrace
- High Class Kitchen and Bathroom Fittings
- No Onward Vendor Chain
- Neutral Decor Throughout and New Floor Covering
- Dukinfield Park Views To Rear
- Popular and Convenient Location
- Internal Inspection Essential
- Suit First-Time Buyer/Downsizer

## The Accommodation Briefly

### Comprises:

Open vestibule, lounge, stunning dining kitchen with integrated appliances. To the first floor there are two well-proportioned bedrooms, stylishly re-fitted bathroom.

Externally, there is a fully enclosed stone flagged rear yard with storage outbuilding.

The property backs onto Dukinfield Park whilst other amenities are readily available along nearby King Street. Ashton, Stalybridge and Hyde town centres are also readily accessible and provide a wide range of shopping and recreational amenities. The property benefits from excellent commuter links and is within easy reach of local junior and high schools.

## The Accommodation In Detail

### Comprises:

#### GROUND FLOOR

##### Open Porch

uPVC double-glazed front door.

##### Lounge

13'11 x 11'9 including vestibule (4.24m x 3.58m including vestibule)

Laminate flooring, recess spotlights, uPVC double-glazed window, contemporary central heating radiator.

##### Dining Kitchen

11'10 x 9'0 (3.61m x 2.74m)

Single drainer stainless-steel sink unit, a range of floor and wall mounted units, built-in oven, four-ring ceramic hob with backplate and contemporary extractor, plumbing for automatic washing machine, understairs storage cupboard, recess spotlights, laminate flooring, uPVC double-glazed rear door and window, contemporary central heating radiator.

#### FIRST FLOOR

##### Landing

Central heating radiator.

##### Bedroom 1

11'9 x 10'10 (3.58m x 3.30m)

uPVC double-glazed window, central heating radiator.

##### Bedroom 2

9'0 x 6'10 (2.74m x 2.08m)

uPVC double-glazed window, central heating radiator.

##### Bathroom/WC

8'11 x 4'6 (2.72m x 1.37m)

Panelled bath with mixer shower tap attachment, low-level WC, wash hand basin with vanity storage units below, fully tiled, tiled floor, recess spotlights, uPVC double-glazed window, heated chrome towel rail/radiator.

#### EXTERNAL

To the rear of the property there is a fully enclosed flagged rear yard with brick-built storage outbuilding.

#### TENURE

Freehold - Solicitors to confirm.

#### COUNCIL TAX

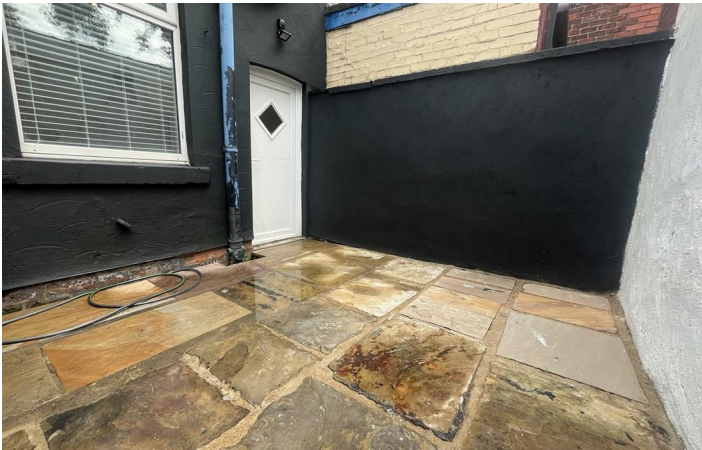
Council Tax Band "A".

#### VIEWINGS

Strictly by appointment with the Agents.

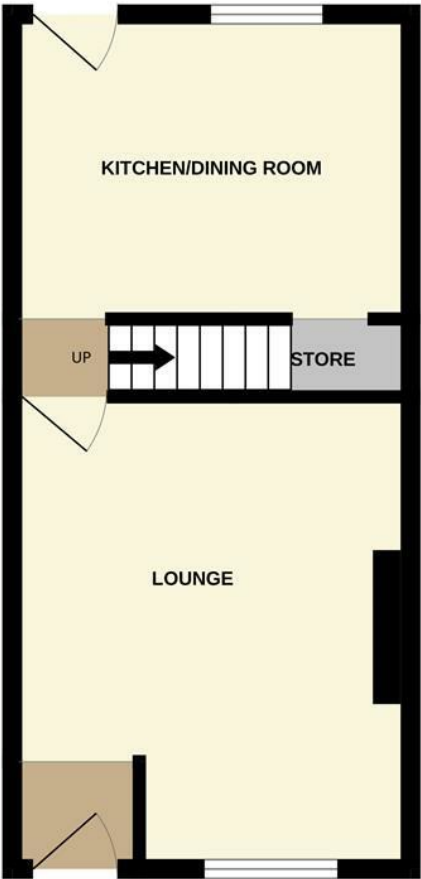


## Directions

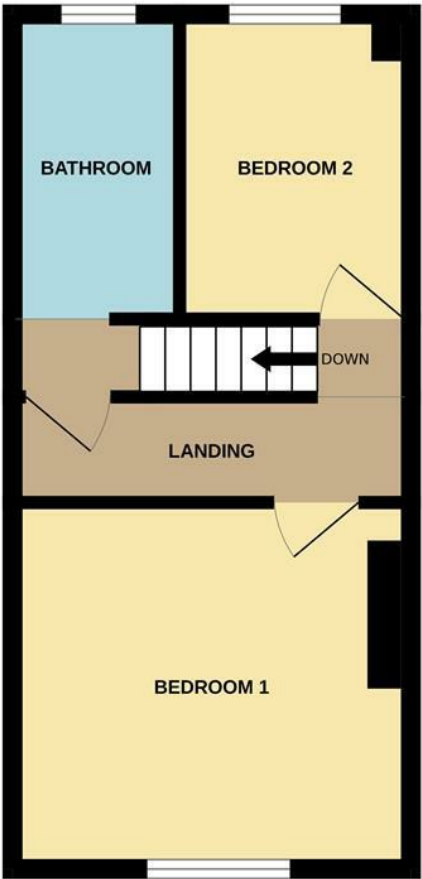


Floor Plan

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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