

DAWSONS

Property Professionals since 1925

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Meadow Lane, Dukinfield, SK16 4AN

Dawsons are pleased to bring to market this two bedroom, mid terraced property, situated in a popular and convenient location within easy reach of all local amenities. The property would be suitable for first time buyers, investors or purchasers looking to downsize. No forward vendor chain. The property also benefits from owned solar panels. Viewing recommended.

Price £155,000



**CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS**



Meadow Lane, Dukinfield, SK16 4AN

- Two bedroom terraced property
 - Close to amenities and schools
 - Owned Solar Panels
- Garden to rear
 - Kitchen/diner
 - Internal inspection highly recommended
- No vendor chain
 - Popular and convenient location

Ground Floor

Reception Room

13' x 13' (3.96m x 3.96m)
uPVC double glazed window, uPVC front door, gas central heating radiator, laminate flooring, door to:

Inner Hallway

Stairs to first floor, door to:

Kitchen

13' x 10' (3.96m x 3.05m)
uPVC double glazed window, wall mounted base units, inset sink with mixer tap, built in oven and gas hob with extractor fan above, under stair storage, laminate flooring, gas central heating radiator, uPVC door leading to rear yard.

First Floor

Landing

Doors leading to:

Bedroom One

13' x 13' (3.96m x 3.96m)
uPVC double glazed window, gas central heating radiator.

Bedroom Two

8' x 13' (2.44m x 3.96m)
uPVC double glazed window, gas central heating radiator.

Bathroom

6' x 7' (1.83m x 2.13m)
uPVC double glazed window, panelled bath, wash hand basin, low level WC, shower unit, storage cupboard, part tiled, gas central heating radiator.

Externally

Paved rear yard with access gate.

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 .

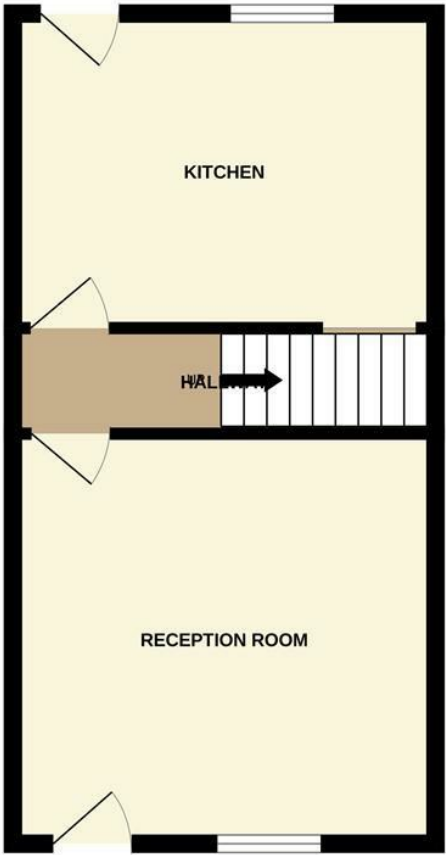


Directions

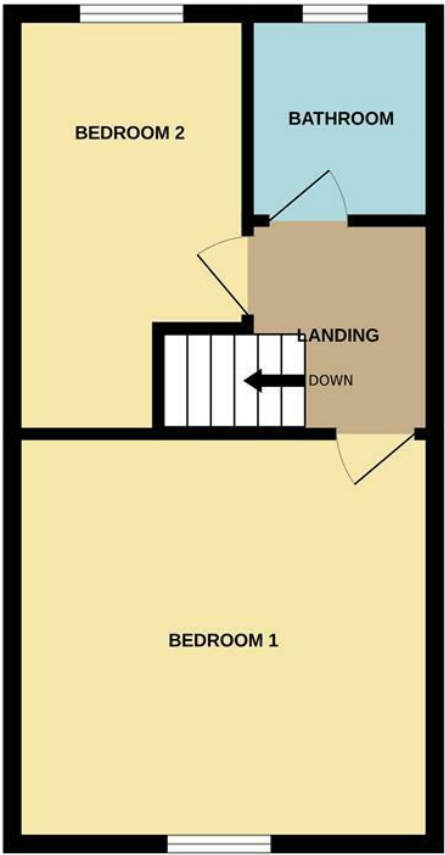


Floor Plan

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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