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## Railway Street, Dukinfield, SK16 4PS

This larger than average, three bedroom semi detached property has a pleasant front aspect over St Mark's Church grounds and enjoys a particularly large rear garden plot. The property is now in need of general up-dating allowing prospective purchasers to impart their own taste and specification upon the property. An internal inspection to fully appreciate the proportions of the accommodation and the garden plot are highly recommended.

Local amenities can be found along nearby King Street whilst a wider range of amenities are readily available in Ashton and Stalybridge Town Centres and these also provide excellent commuter links via their bus and train stations with Ashton also having a Metrolink station. Junction 23 on the Ashton Moss Development is also close to hand and provides access to the M60 orbital Motorway. Local junior and high schools are also readily accessible.

**Price £190,000**

# Railway Street, Dukinfield, SK16 4PS

- 3 Bedroom Semi Detached Property
- Pleasant Front Aspect
- 2 Reception Rooms Plus Kitchen
- Excellent Commuter Links
- In Need of General Modernisation
- Larger Than Average Rear Garden Plot
- 3 Well Proportioned Bedrooms
- Popular and Convenient Residential Location
- uPVC Double Glazing/Gas Fired Central Heating
- Shower Room with Modern White Suite

## Contd.....

The Accommodation briefly comprises:

Entrance Hallway, good sized dual aspect Living Room, separate Sitting Room, Kitchen with WC compartment

To the first floor there are 3 well proportioned Bedrooms, Shower Room with modern white suite

Externally there is a Forecourt Garden, whilst to the rear there is a good sized Garden plot with a variety of mature border plants and shrubs.

## The Accommodation in Detail:

### Entrance Hallway

uPVC double glazed front door

### Living Room

18'8 reducing to 15'1 x 12'10 reducing to 7'6 (5.69m reducing to 4.60m x 3.91m reducing to 2.29m)

Feature fireplace, two uPVC double glazed windows, central heating radiator, good sized built-in storage cupboard

### Sitting Room

12'5 x 10'7 maximum (3.78m x 3.23m maximum)

Laminate flooring, uPVC double glazed window, central heating radiator

### Kitchen

15'8 x 7'6 maximum (4.78m x 2.29m maximum)

Single drainer stainless steel sink unit, range of wall and floor mounted units, plumbed for automatic washing machine, understairs storage cupboard, uPVC double glazed window, uPVC double glazed rear door, WC compartment, uPVC double glazed window, low level WC (damaged)

### First Floor:

#### Landing

Loft access, uPVC double glazed window

#### Bedroom (1)

14'4 x 12'11 maximum (4.37m x 3.94m maximum)

(Further alcove over the bulkhead). Built-in storage cupboards, two uPVC double glazed windows, central heating radiator

#### Bedroom (2)

12'5 x 10'6 plus door recess (3.78m x 3.20m plus door recess)

uPVC double glazed window, central heating radiator

#### Bedroom (3)

9'5 x 7'7 plus door recess (2.87m x 2.31m plus door recess)

uPVC double glazed window, central heating radiator

#### Shower Room

9'3 x 3'11 (2.82m x 1.19m)

White suite having shower cubicle, pedestal wash hand basin, low level WC, fully tiled, recessed spotlights, tiled floor, uPVC double glazed window, heated chrome towel rail/radiator

### Externally:

There is a Forecourt Garden. Whilst the larger than average rear garden plot has a grassed section with mature border plants and shrubs.

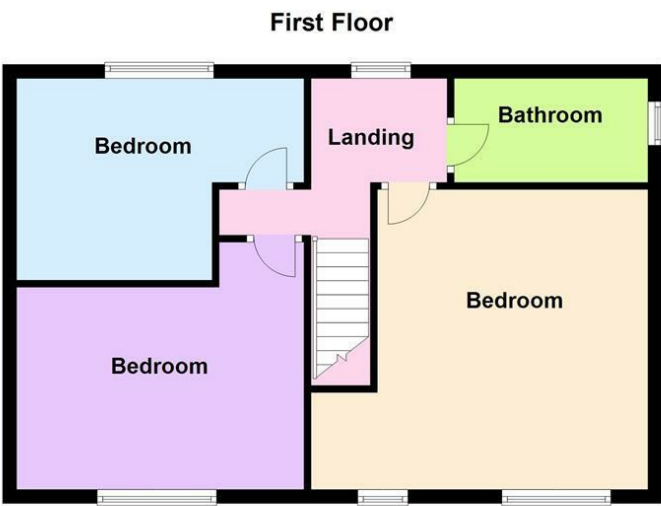
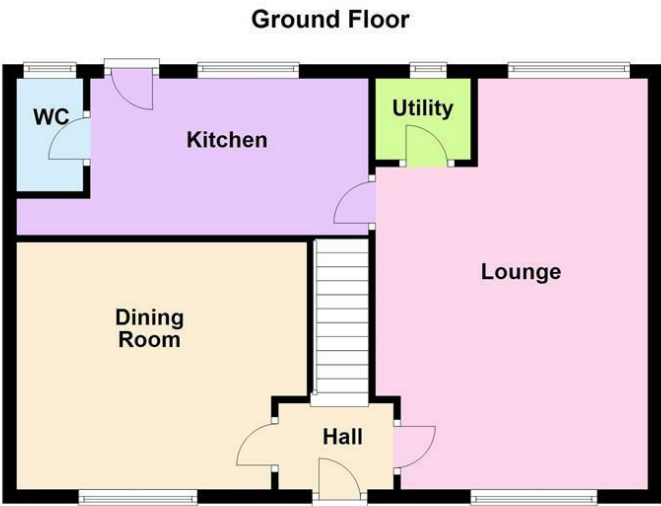


## Directions





Floor Plan



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