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## Freeman Road, Dukinfield, SK16 5AH

Dawsons are pleased to welcome to the market this well positioned, traditional three bedroom, middle-terraced property in need of some modernisation. Briefly comprising of an entrance hall, sitting room, dining area, kitchen, three bedrooms, family bathroom and rear garden. \* No Vendor Chain \*

The property is ideally situated near all the desired local amenities that are available. The property would suit a growing family looking to expand.

**Price £165,000**

# Freeman Road, Dukinfield, SK16 5AH

- Traditional Three-Bedroomed Middle-Terraced Property
  - No Vendor Chain
- In need of some Modernisation
  - Ideally suited for a growing family
- Ideally situated and located near all the desired local amenities

## GROUND FLOOR

### Entrance Hall

2'3" x 3'11" (0.7 x 1.2)  
Door to front leading to:

### Sitting Room

11'9" x 11'9" (3.6 x 3.6)  
Laminate flooring, gas fireplace, uPVC double-glazing, fitted radiator.

### Dining Area

6'10" x 8'10" (2.1 x 2.7)  
Vinyl flooring, PVC sliding doors which lead to the rear garden.

### Kitchen

6'6" x 8'10" (2.0 x 2.7)  
Vinyl flooring, uPVC double-glazing, integrated base and wall units, dishwasher, oven, gas hob, extractor as well as housing the Vaillant combination boiler.

There is also available storage in the kitchen underneath where the stairs meet.

## FIRST FLOOR

### Landing

5'2" x 7'6" (1.6 x 2.3)  
Doors to:

### Bedroom 1

9'2" x 11'5" (2.8 x 3.5)  
Laminate flooring, uPVC double-glazing and fitted radiator.

### Bedroom 2

9'2" x 9'6" with slight recess of 2'11" x 5'10" (2.8 x 2.9 with slight recess of 0.9 x 1.8)  
Laminate flooring, uPVC double-glazing and fitted radiator.

### Bathroom/WC

4'11" x 5'10" with small recess of 2'3" x 3'7" (1.5 x 1.8 with small recess of 0.7 x 1.1)  
Vinyl flooring, low-level WC and hand was basin, panelled bath, separate shower cubicle with electric shower, uPVC double-glazing, chrome fitted radiator.

## EXTERNALLY

To the front elevation the property provides on-street parking with the opportunity and availability of potential off-road parking subject to planning permission.

To the rear elevation there is a small to medium size garden comprising of concrete flags and a small lawned garden section with shrubs.

N.B. There is a shared entry with a locked gate between 13 & 15

## TENURE

Solicitors to confirm.

## COUNCIL TAX

Council Tax Band "A".

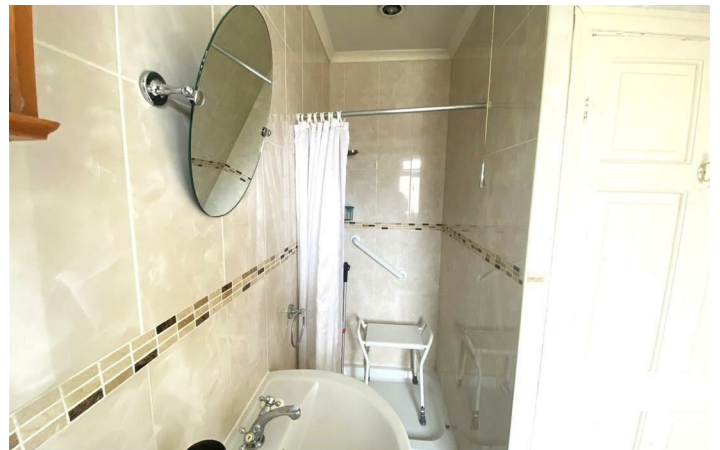
## VIEWINGS

Strictly by appointment with the Agents.



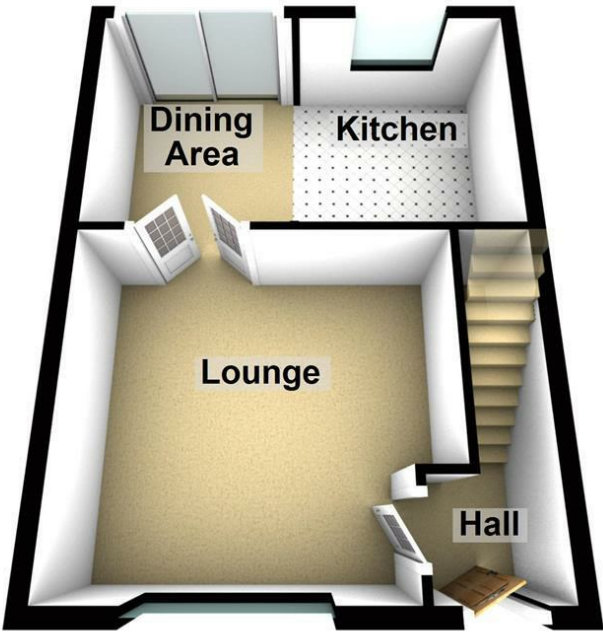
## Directions



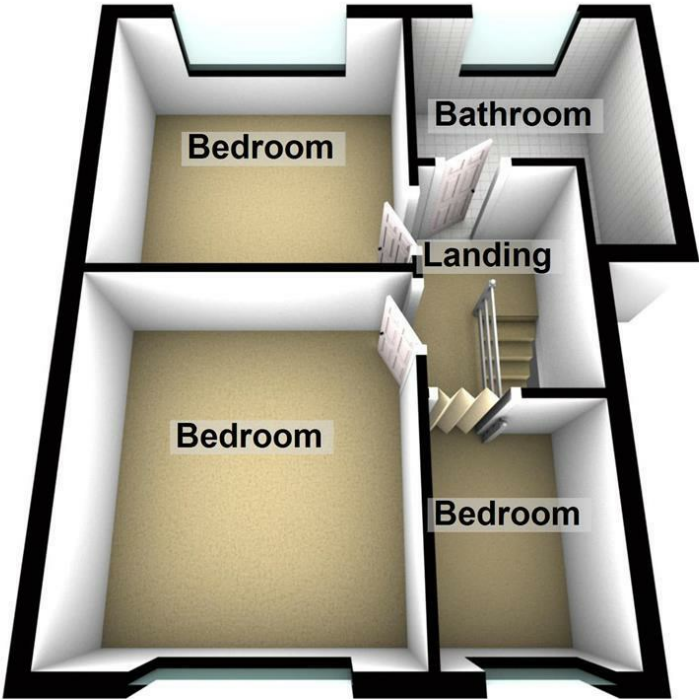


Floor Plan

Ground Floor



First Floor



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