

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

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



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



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



Freeman Road, Dukinfield, SK16 5AH

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

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.

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 N.B. There is a shared entry with a 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.

TENURE

Solicitors to confirm.

COUNCIL TAX

Council Tax Band "A".

VIEWINGS

Strictly by appointment with the Agents.

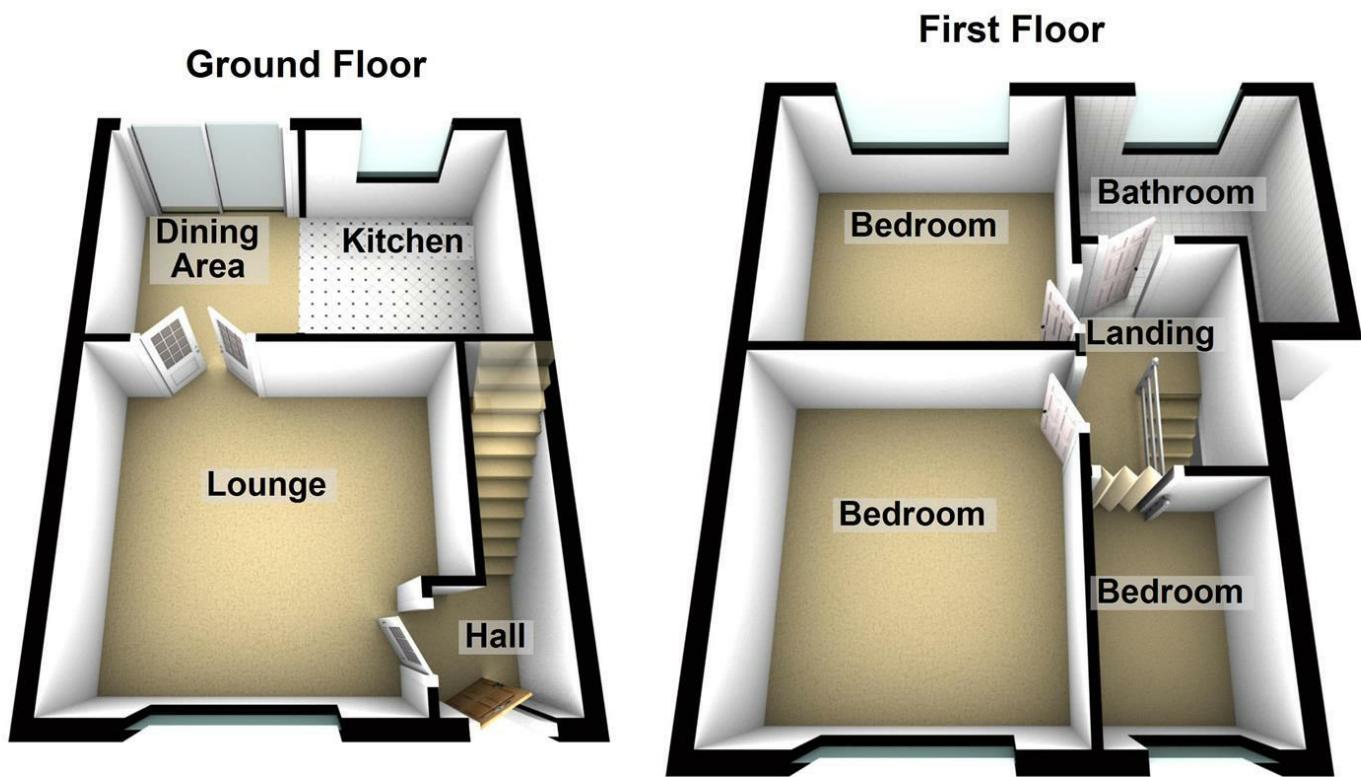
FIRST FLOOR



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		65	85

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

EU Directive 2002/91/EC