

DAWSONS

Property Professionals since 1925

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King Street, Dukinfield, SK16 4UA

Dawsons are pleased to welcome on to the market this larger than average, traditional built, middle-terraced property which briefly comprises of an Entrance Vestibule, Reception Room, Dining Room, Kitchen, Two Double Bedrooms, Family Bathroom/WC and Gardens to the Rear.

The property has been well maintained by the current owner and would ideally suit a first time buyer looking to get on the property ladder or for a buy-to-let investor looking to add another addition to their portfolio.

The property is located in a convenient spot which is close to all the desired local amenities prospective buyers are looking for. Dukinfield town centre is less than one mile distant via the A627 and within Dukinfield town centre there are a range of amenities including shops, local supermarkets, transport links, state junior and secondary schools, public houses and retail outlets.

Viewing is ***HIGHLY*** recommended to fully appreciate the true size and specification this traditional property has to offer.

Offers In The Region Of £155,000



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



King Street, Dukinfield, SK16 4UA

- Two-Bedroomed Traditional Built Middle-Terraced House
- Viewing Is Highly Recommended
- Located Close To All Desired Local Amenities
- Suitable For First Time Buyers or Buy-To-Let Investor
- Gardens to Rear

GROUND FLOOR

Entrance Vestibule

3'7" x 3'3" (1.1 x 1.0)

Houses the electrics.

Reception Room

13'1" x 11'9" (4.0 x 3.6)

A large family room which comprises of wood effect laminate flooring, pressed steel radiators, uPVC double-glazing and gas flamed fire.

The lounge also houses the gas meter.

Dining Room

13'1" x 11'9" (4.0 x 3.6)

Suitable size for family dining which comprises of wood effect laminate flooring, pressed steel radiators, understairs storage and PVC doors which lead out to the rear courtyard.

Kitchen

4'11" x 14'9" (1.5 x 4.5)

A stunning fitted kitchen which comprises of tiled flooring and

splashback, modern integrated wall and separate shower, chrome fitted base units, stainless steel half round sink, gas hob, extractor, oven, ceiling spotlights and uPVC double-glazing.

FIRST FLOOR

Landing

Bedroom 1 (Double)

13'1" x 11'9" (4.0 x 3.6)

Comprises of fitted carpets, pressed steel radiators and uPVC double-glazing.

Bedroom 2 (Double)

6'6" x 11'9" reduces from 2'7" to 2'3" (2.0 x 3.6 reduces from 0.8 to 0.7)

Comprises of fitted carpets, pressed steel radiators and uPVC double-glazing.

Bathroom/WC

5'10" x 7'10" (1.8 x 2.4)

A well kept modern bathroom suite which comprises of vinyl flooring, part-tiled wall finish, panelled bath, low-level WC, pedestal hand wash basin,

EXTERNAL

To the rear there is a low maintenance courtyard and beyond is a right of access for the neighbouring properties along with a private garden.

To the front there is on-street parking.

TENURE

Solicitors to confirm.

COUNCIL TAX

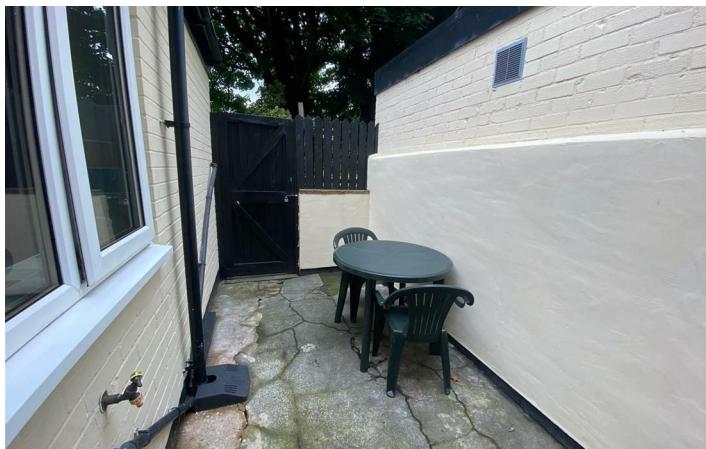
Council Tax Band "A".

VIEWINGS

Strictly by appointment with the Agents.

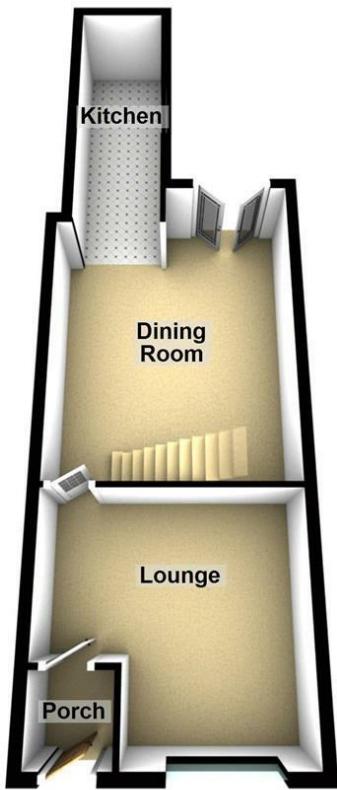


Directions

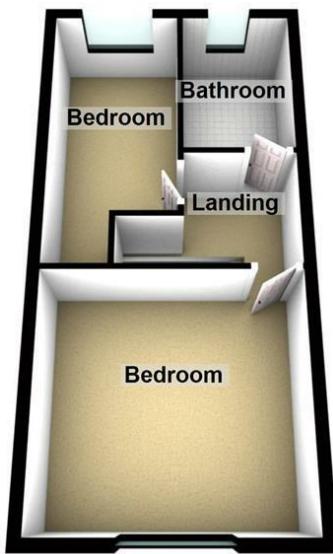


Floor Plan

Ground Floor



First Floor



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	
Council	Household
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	
83	
70	

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Council	Household
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	
England & Wales	England & Wales

EU Directive 2002/91/EC