DAWSONS

Property Professionals since 1925

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292 Website: www.wcdawson.com Email: reception@wcdawson.com









Saxon Avenue, Dukinfield, SK16 4TS

Dawsons are pleased to bring to market this two bedroom semi detached property situated in a popular and convenient residential location, the property sits within a good sized garden plot and offers excellent potential for those looking to impart their own taste and specification upon a property. * No vendor chain *

All local amenities are within easy reach making the property ideally suited to family accommodation. The shops along nearby Concorde Way and Morrisons are within close proximity. Several local junior and high schools are also within easy reach and there are good public transport links to the neighbouring towns and Manchester City Centre.

Offers Over £185,000



CHARTERED SURVEYORS, ESTATE AGENTS & PROPERTY MANAGEMENT SPECIALISTS



Saxon Avenue, Dukinfield, SK16 4TS

No onward chain

- 2 bedroom semi detached
- Family bathroom and downstairs shower room
- Popular residential area

Good access to all local amenities
White bathroom suite

GROUND FLOOR

Entrance hallway

uPVC windows, uPVC front door, gas central heating radiator, stairs to first floor, doors leading to:

Reception Room

12' x 14' (3.66m x 4.27m) uPVC double glazed windows, gas central heating radiator, under stair storage cupboard.

Kitchen

12' x 13 (3.66m x 3.96m) uPVC double glazed windows, uPVC back door, a range of wall and floor mounted units, built-in stainless-steel oven, four-ring gas-hob with filter unit Bathroom over, plumbing for automatic washing machine, part tiled, gas central heating uPVC double glazed window, gas radiator, space for dining table.

Shower room

5' x 6' (1.52m x 1.83m) uPVC double glazed window, gas central heating radiator with towel rail Externally

over, Modern white suite having shower cubicle, low level W/C, wash hand basin, part tiled

FIRST FLOOR

Landing

Storage cupboard, doors leading to:

Bedroom 1

39'4"' x 42'7"' (12' x 13') uPVC double glazed windows, gas central heating radiator.

Bedroom 2

12' x 8' (3.66m x 2.44m) uPVC double glazed window, gas central heating radiator.

6' x 12' (1.83m x 3.66m) central heating radiator, white suite having panel bath, wash hand basin, low level WC, part tiled, storage cupboard.

Dukinfie GUIDE BRIDGE NEWTON WOOD ROE CROSS Map data @2025 Google

Directions

Large paved garden with artificial grass and shed, Front access through the side of the house.











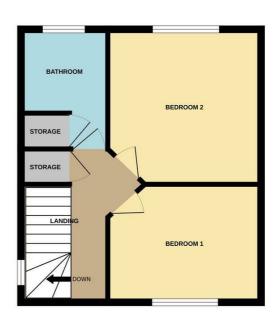






GROUND FLOOR 1ST FLOOR





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 laken 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 guarante as to their operability or efficiency can be given.

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.

