

DAWSONS

Property Professionals since 1925

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

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



Railway Street, Dukinfield, SK16 4PS

* FOR SALE BY MODERN METHOD OF AUCTION ** With a pleasant open aspect to the front and delightful lawned garden to the rear this well proportioned, two bedroom, semi detached property is situated within easy reach of all local amenities and is ideally suited to a wide range of prospective purchaser offered for sale with no forward vendor chain we would highly recommend interested parties view at their earliest convenience. (N.B. Buyers need to be aware that an historical mine shaft is record as being situated beneath this property)

Local amenities can be found nearby King Street whilst Ashton, Stalybridge and Hyde Town Centres are all readily accessible as are several local junior and high schools. The property enjoys excellent commuter links with easy access to the M60 Orbital Motorway.

Auction Guide £140,000



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



Railway Street, Dukinfield, SK16 4PS

- 2 Bedroom Semi Detached Property
- Gardens to both Front and Rear
- uPVC Double Glazing/Gas Fired Central Heating
- Excellent Potential
- Close to all Amenities
- Excellent Commuter Links
- No Onward Chain
- Pleasant Forward Aspect
- Internal Inspection Highly Recommended

Contd.....

The property briefly comprises:

Entrance Hallway, Lounge with feature fireplace, Dining Kitchen with integrated appliances

To the first floor there are two double Bedrooms, large Bathroom/WC

Externally there is a flagged forecourt garden whilst to the rear the enclosed garden is laid mainly to lawn with border plants and shrubs.

The Accommodation in Detail:

Entrance Hallway

uPVC double glazed front door and window, central heating radiator

Lounge

13'10 x 13'10 reducing to 12'7 (4.22m x 4.22m reducing to 3.84m)

Feature fireplace with living flame coal effect gas fire, uPVC double glazed window, central heating radiator

Dining Kitchen

17'2 x 10'2 (5.23m x 3.10m)

A single drainer stainless steel sink unit, range of wall and floor mounted units, built-in oven, four ring gas hob with filter unit over, plumbed for automatic washing machine, part tiled, understairs storage

cupboard, uPVC double glazed rear door, three uPVC double glazed windows, central heating radiator

First Floor:

Landing

uPVC double glazed window, loft access

Bedroom (1)

13'10 x 11'11 (4.22m x 3.63m)

Built-in wardrobes, feature fireplace, uPVC double glazed window

Bedroom (2)

12'3 x 8'4 (3.73m x 2.54m)

Feature fireplace, uPVC double glazed window, central heating radiator

Bathroom/WC

8'11 x 8'8 (2.72m x 2.64m)

White suite having panel bath with mixer shower tap attachment, low level WC, pedestal wash hand basin, feature fireplace, part tiled, uPVC double glazed window, heated chrome towel rail/radiator

Externally:

There is a flagged Forecourt Garden, whilst to the rear there is a larger than average enclosed garden area laid mainly to lawn with a variety of mature border plants and shrubs.

Important Notice

(N.B. Buyers need to be aware that an historical mine shaft is record as being situated beneath this property)

AUCTIONEER COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

REFERRAL ARRANGEMENTS

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

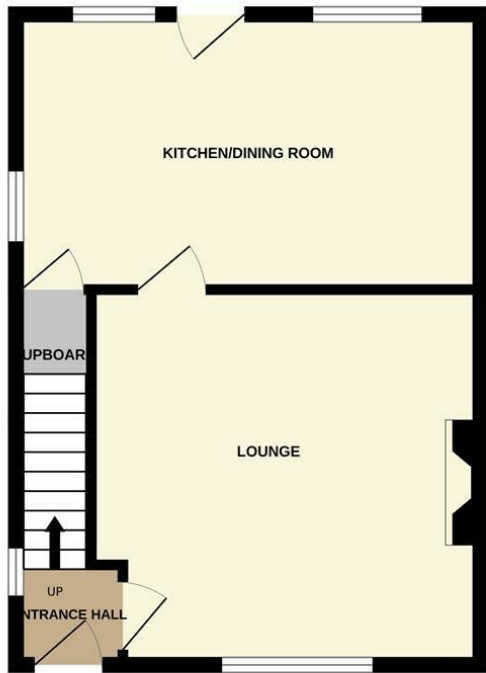


Directions

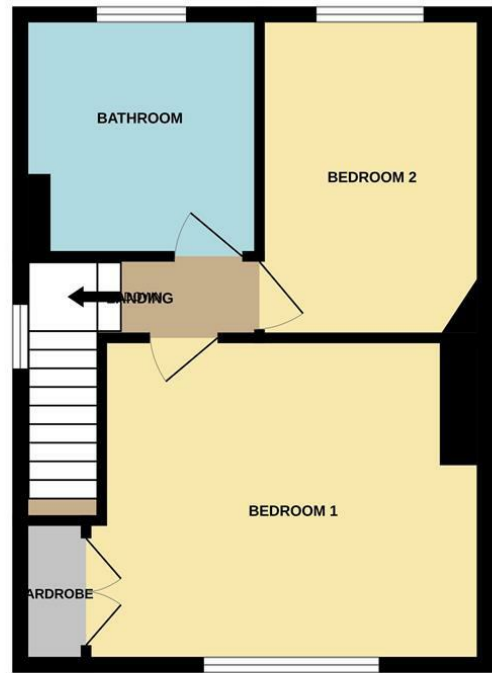


Floor Plan

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 taken 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 guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

