

# DAWSONS

Property Professionals since 1925

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## Cheetham Hill Road, Dukinfield, SK16 5LD

Dawsons are pleased to offer for sale this well maintained, bay fronted, traditional semi detached home. Situated in a most popular and convenient residential location and in our opinion, ideally suited to a growing family with its proximity to several local junior and high schools and local amenities. We would recommend interested parties view at their earliest convenience.

The property has good links to the neighbouring Town Centres of Ashton under Lyne, Stalybridge and Hyde and all local amenities can be found within easy reach. The property enjoys good commuter links and is offered for sale with No Forward Vendor Chain.

**Offers In The Region Of £270,000**



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



# Cheetham Hill Road, Dukinfield, SK16 5LD

- Bay Fronted Semi Detached Property
- Popular Residential Location
- Driveway, Garage and Gardens
- Three Good Sized Bedrooms
- No Forward Vendor Chain
- Internal Inspection Highly Recommended
- Two Reception Rooms
- Well Maintained Throughout

## GROUND FLOOR

### Porch

5'03 x 7'3 (1.60m x 2.21m)

uPVC double glazed windows to front and side, uPVC door to front, door to:

### Hallway

5'9 x 13'7 (1.75m x 4.14m)

Stairs leading to first floor, gas central heating radiator, understairs storage cupboard, doors to:

### Lounge

11'4 x 11'7 (3.45m x 3.53m)

uPVC double glazed bow window, feature fireplace with inset Living Flame gas fire, gas central heating radiator, sliding doors leading to:

### Dining room

11'7 x 9'6 (3.53m x 2.90m)

Gas central heating radiator, sliding patio doors leading to the rear garden.

### Kitchen

8'8 x 6'6 (2.64m x 1.98m)

uPVC double glazed window, fitted

with a range of wall and base units with **Bedroom 2**

worksurface over, inset sink and drainer with mixer tap, tiled splashbacks, built in oven, microwave and hob with extractor above, integrated dishwasher, washer/dryer and fridge, laminate flooring, door to side.

### Downstairs WC

4'5 x 2'2 (1.35m x 0.66m)

uPVC double glazed window, fitted with a two piece suite comprising low level WC and vanity wash hand basin, tiled walls.

## FIRST FLOOR

### Landing

8'8 x 6'8 (2.64m x 2.03m)

uPVC double glazed window, doors leading to:

### Bedroom 1

9'9 x 11'4 (2.97m x 3.45m)

uPVC double glazed bow window, fitted with a range of built in wardrobes, radiator.

9'5 x 12'06 (2.87m x 3.81m)

uPVC double glazed window to rear, two fitted wardrobes, one with an integrated vanity sink, gas central heating radiator.

### Bedroom 3

7'6 x 6'8 (2.29m x 2.03m)

uPVC double glazed window, gas central heating radiator.

### Shower Room

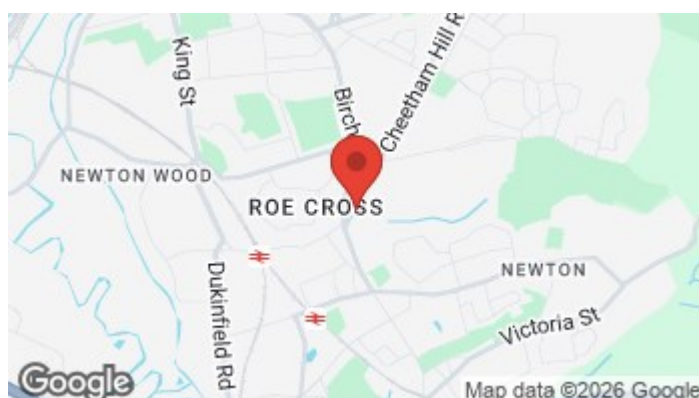
uPVC double glazed window, fitted with a modern shower suite comprising; walk in tiled shower, wash hand basin and low level WC, chrome heated towel radiator.

### Externally

Low maintenance garden to front with gated paved driveway. Enclosed good sized garden to rear.

### Detached Garage

Up and over door to front, window to side.



## 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.  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-101) <b>A</b>			(92-101) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	