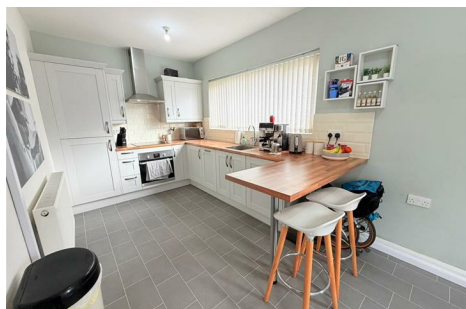


# DAWSONS

Property Professionals since 1925

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

Website: [www.wcdawson.com](http://www.wcdawson.com) Email: [reception@wcdawson.com](mailto:reception@wcdawson.com)



## Victoria Street, Dukinfield, SK16 4AD

Dawsons are pleased to bring to market this garden fronted, three bedroom semi-detached property. The property offers three good-sized bedrooms making it ideally suited for growing families, with excellent commuter links, reputable schools and amenities nearby. Internal inspection is highly recommended.

**Offers In The Region Of £240,000**



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



# Victoria Street, Dukinfield, SK16 4AD

- Three good-sized bedrooms
- Generous kitchen/dining area
- Gardens to front and rear
- Spacious living room
- Close to local amenities, schools and transport links
- Well presented throughout
- Enclosed rear garden
- Internal inspection highly recommended

## Ground Floor

### Entrance Hallway

uPVC front door, stairs leading to first floor, doors leading to:

### Reception Room

13' x 11' (3.96m x 3.35m )

uPVC double glazed window, gas

central heating radiator, door leading to **Bedroom two** kitchen/diner.

### Kitchen/Diner

18' x 9' (5.49m x 2.74m )

uPVC double glazed window, fitted with a range of modern wall mounted units with worksurface over, breakfast bar, inset stainless steel sink and drainer with mixer tap, plumbing for automatic washing machine, built in oven and electric hob with extractor unit, integrated fridge/freezer, part tiled, understairs storage cupboard, gas central heating radiator, uPVC door leading to rear garden.

## First floor

## Landing

uPVC double glazed window, doors leading to:

### Bedroom one

9' x 12' (2.74m x 3.66m )

uPVC double glazed window, gas central heating radiator.

### Bedroom two

11' x 8' (3.35m x 2.44m )

uPVC double glazed window, gas central heating radiator.

### Bedroom three

9' x 8' (2.74m x 2.44m )

uPVC double glazed window, gas central heating radiator.

## Bathroom

6' x 9' (1.83m x 2.74m )

uPVC double glazed window, wash hand basin, low level WC, shower cubicle, tiled, gas central heating radiator, storage space.

## Externally

Garden fronted, rear enclosed garden

with off road parking space accessible from Jefferey's Drive.

## AML Checks

We are required by law to conduct Anti Money Laundering (AML) checks for all vendors and purchasers. A non refundable fee of £15 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

This is a legal requirement to meet HMRC and UK law guidelines .

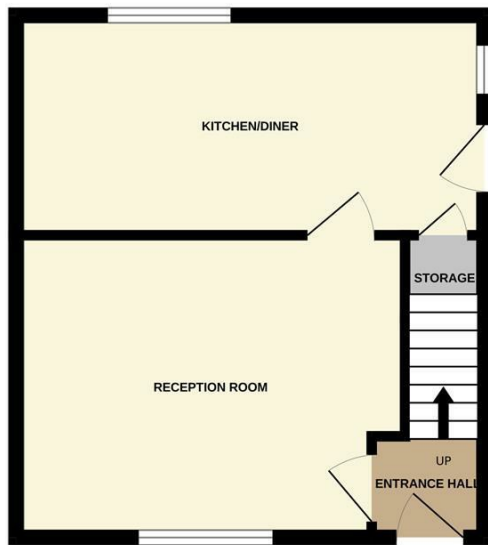


## Directions

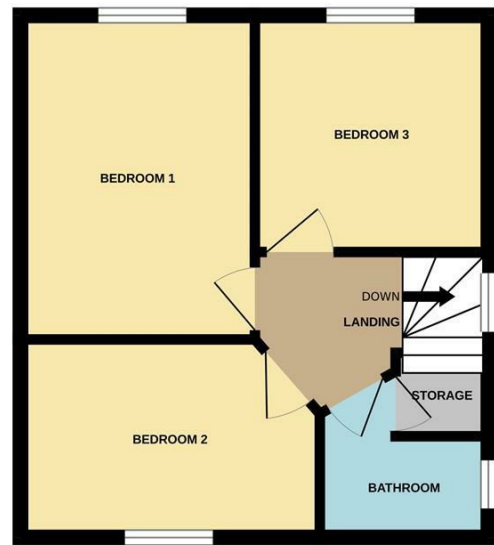


# Floor Plan

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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