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Cheetham Hill Road, Dukinfield, SK16 5LB

This well maintained, bay fronted, traditional semi detached property is situated in a most popular and convenient residential location and is set within a particularly large garden plot and enjoys off road parking plus a good sized integral garage. The property benefits from uPVC double glazing and gas fired central heating and is, in our opinion, ideally suited to a growing family with its proximity to several local junior and high schools and local amenities.

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. Ideally suited to a prospective purchaser looking to impart their own taste and specification on the property we would recommend interested parties view at their earliest convenience.

Price £250,000



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



Cheetham Hill Road, Dukinfield, SK16 5LB

- Bay Fronted, 3 Bedroom Semi Detached Property
- Large Rear Garden Plot
- Popular Residential Location
- Internal Inspection Highly Recommended
- 2 Reception Rooms plus Separate Kitchen
- Excellent Potential to Extend (STP)
- Good Commuter Links
- Good Sized Integral Garage
- Well Maintained Throughout
- Some Cosmetic Up-grading Required

Contd.....

The property briefly comprises:

Entrance Porch, Entrance Hallway, bay fronted Lounge, rear Sitting/Dining Room, Kitchen with access to a good sized brick built Garage

To the first floor there are three well proportioned Bedrooms, Bathroom with white suite and separate WC

Externally there is a pleasant front garden with driveway providing off road parking which leads to the larger than average integral garage. The fully enclosed rear garden has a patio area with substantial lawned and flowerbed gardens beyond.

Attached to the property is a useful, brick built, store.

The Accommodation in Detail:

Entrance Porch

uPVC double glazed front door and windows, tiled floor

Entrance Hallway

Stained glass inset windows, two built-in storage cupboards, central heating radiator

Lounge

13'4 x 10'5 increasing to 12'5 into bay (4.06m x 3.18m increasing to 3.78m into bay)
uPVC double glazed bay window, feature fireplace with gas fire, central heating radiator

Sitting/Dining Room

14'11 x 10'11 max (4.55m x 3.33m max)
Feature fireplace with electric fire, uPVC double glazed window, central heating radiator

Kitchen

9'5 x 7'8 (2.87m x 2.34m)
Double drainer stainless steel sink unit with range of wall and floor mounted units, plumbed for automatic washing machine, fully tiled, recessed spotlights, uPVC double glazed window, central heating radiator.
Access to the Garage.

First Floor:

Landing

uPVC double glazed window, loft access

Bedroom (1)

11'11 x 11'11 maximum (3.63m x 3.63m maximum)

uPVC double glazed window, central heating radiator

Bedroom (2)

11'7 x 10'11 (3.53m x 3.33m)

Built-in alcove storage wardrobe, uPVC

double glazed window, central heating

Bedroom (3)

6'11 x 6'7 (2.11m x 2.01m)
uPVC double glazed window.

Bathroom

White suite having panel bath with shower over, wash hand basin with vanity storage unit below, built-in storage cupboard, fully tiled, tiled floor, uPVC double glazed window, recessed spotlights, heated towel rail/radiator

Separate WC

Low level WC, fully tiled, tiled floor, uPVC double glazed window

Externally

There is a well stocked front garden with driveway which provides off road vehicular parking. The driveway leads to an integral brick built Garage (19'3 x 8'2) with up and over door, power and lighting, rear personnel door onto the rear garden. The rear garden has a patio area with useful brick built attached outbuilding. There is a further substantial garden area laid to lawn with flowerbeds and border plants and shrubs.

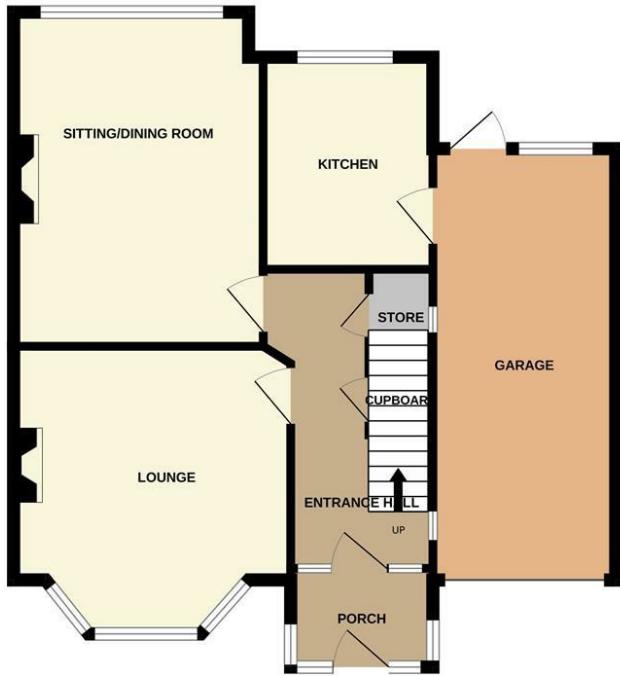


Directions



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	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	83
(81-91) B	70
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
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	