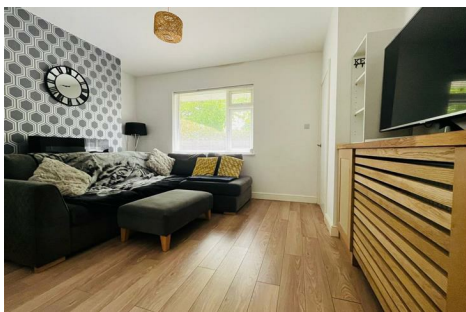


DAWSONS

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

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



Tarbet Road, Dukinfield, SK16 4BE

This superbly presented three-bedroom semi-detached property occupies a pleasing size corner plot with a two-car driveway. The property comes to the market in excellent condition throughout having been comprehensively upgraded by the present owner.

An internal inspection is highly recommended to fully appreciate the quality of accommodation on offer.

Price £240,000



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



Tarbet Road, Dukinfield, SK16 4BE

- Superbly Presented Three-Bedroom Semi-Detached
- Stylishly Re-Fitted Kitchen and Bathroom
- Convenient Residential Location
- Good Size Corner Plot with Two-Car Driveway
- Neutral Decor Throughout
- Internal Inspection Essential
- Low Maintenance PVC Decked and Astro turf Rear Garden Area
- No Onward Chain

The Accommodation Briefly Comprises:

Entrance hallway, lounge, fully fitted dining kitchen with integrated appliances. To the first floor there are three bedrooms and a bathroom/WC with contemporary white suite.

Externally, there are gardens to three sides with the rear garden area having a substantial PVC decked section with further Astro turf garden area. At the side of the property there is a two-car driveway with car port.

The property is within easy reach of all local amenities with shops along nearby Concorde Way and Morrisons being within close proximity. Several local and junior high schools are also within easy reach as are Stalybridge, Ashton-Under-Lyne and Hyde town centres which provide a wider range of shopping and recreational amenities. The property enjoys good commuter links.

We are of the opinion that the property would suit a wide variety of prospective purchasers.

The Accommodation In Detail Comprises:

GROUND FLOOR

Entrance Hallway

Laminate flooring, uPVC double-glazed front door.

Lounge

14'8 reducing to 13'2 x 11'3 (4.47m reducing to 4.01m x 3.43m)

Laminate flooring, wall-mounted contemporary electric fire, uPVC double-glazed window, central heating radiator.

Dining Kitchen

17'9 x 8'11 (5.41m x 2.72m)

Single drainer stainless-steel sink unit, a range of modern wall and floor mounted units, integrated stainless-steel oven, four-ring gas hob with chimney hood over, plumbing for automatic washing machine, breakfast bar, part tiled, tiled floor, built-in boiler/storage cupboard plus further understairs storage cupboard, recess spotlights, three uPVC double-glazed windows plus uPVC double-glazed external door, central heating radiator.

FIRST FLOOR

Landing

uPVC double-glazed window, loft access.

Bedroom 1

10'2 plus wardrobe depth reducing to 9'1 x 9'4 (3.10m plus wardrobe depth reducing to 2.77m x 2.84)

Built-in wardrobes, uPVC double-glazed window, central heating radiator.

Bedroom 2

9'0 x 8'2 (2.74m x 2.49m)

Built-in storage wardrobe, uPVC double-glazed window, central heating radiator.

Bedroom 3

9'5 reducing to 8'2 x 8'2 (2.87m reducing to 2.49m x 2.49m)

uPVC double-glazed window, central heating radiator.

Bathroom/WC

Contemporary white suite having panelled bath with mixer shower tap attachment, low-level WC,

wash hand basin with vanity storage unit below, part tiled, tiled floor, recess spotlights, wall-mounted storage cupboard, uPVC double-glazed window, contemporary central heating radiator.

EXTERNAL

Externally, the property occupies a good size corner plot with mature border plants and shrubs.

The rear garden has a substantial PVC decked garden area with further Astro turf section.

To the side of the property there is a two-car tarmac driveway with car port.

TENURE

Tenure of the property is Freehold - Solicitors to confirm.

VIEWINGS

Strictly by appointment with the Agents.

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



