

# DAWSONS

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## Water Grove Road, Dukinfield, SK16 5QS

Situated in a most popular and convenient location, this stylishly presented two-bedroom end town house (1 of 3) has been comprehensively upgraded and boasts modern fitted kitchen with integrated appliances and re-fitted bathroom suite/WC. With neutral decoration throughout, the property is ideally suited to a first-time buyer or those looking to downsize with the accommodation being easily maintained and ready for immediate occupation.

**Price £200,000**



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



# Water Grove Road, Dukinfield, SK16 5QS

- Superbly Presented Two-Bedroom End Town House (1 of 3)
- Boasts Modern Kitchen, Bathroom Fittings
- Good Order Throughout
- Internal Inspection Highly Recommended
- Popular and Convenient Location
- Two Car Driveway with Lawned Gardens to Front and Rear
- Close to Several Local Junior and High Schools and Good Commuter Links
- Attractive Solid Wooden Flooring to The Living Room
- Modern Central Heating System and uPVC Double-Glazing throughout
- No Forward Vendor Chain

## The Accommodation Briefly

### Comprises:

Living room with feature fireplace, re-fitted dining kitchen with integrated appliances. To the first floor there are two well-proportioned bedrooms, bathroom/WC with modern white suite.

Externally, there is a two car driveway to the front of the property providing off-road parking and there are lawned gardens to both front and rear (right of way across rear garden).

The property is well placed for all local amenities whilst Stalybridge, Ashton and Hyde town centres are also easily accessible and provide a wider range of shopping and recreational amenities as well as excellent commuter links. Also within easy reach are several local junior and high schools.

It is considered that the property is ideally suited to a wide range of prospective purchasers.

## The Accommodation In Detail

### Comprises:

#### GROUND FLOOR

#### Living Room

14'0 x 11'11 (4.27m x 3.63m)

Feature fireplace, solid wood flooring, composite style security door, uPVC double-glazed window, central heating radiator.

#### Dining Kitchen

11'10 x 8'4 (3.61m x 2.54m)

A range of modern wall and floor mounted units with contrasting work surfaces and a single drainer stainless-steel sink unit, built-in oven, four-ring ceramic hob with filter unit over, plumbing for automatic washing machine, part tiled, central heating radiator, uPVC double-glazed rear door and window.

#### FIRST FLOOR

##### Landing

Loft access, uPVC double-glazed window.

##### Bedroom 1

12'1 x 8'6 plus bulkhead alcove 3'9 x 3'4 (3.68m x 2.59m plus bulkhead alcove 1.14m x 1.02m)

uPVC double-glazed window, central heating radiator.

##### Bedroom 2

10'5 reducing to 7'6 x 6'7 reducing to 5'5 (3.18m reducing to 2.29m x 2.01m reducing to 1.65m)

uPVC double-glazed window, central heating radiator.

##### Bathroom/WC

7'5 x 4'11 (2.26m x 1.50m)

Modern white suite having panel bath with mixer shower tap attachment, low-level WC, pedestal wash hand basin, part PVC boarding, uPVC double-glazed window, central heating radiator.

#### EXTERNAL

Externally, the property has a two car driveway and lawned gardens to the front.

To the rear there is a flagged patio with further lawned garden section (right of way in place).

#### TENURE

Tenure is Leasehold - Solicitors to confirm.

#### COUNCIL TAX

Council Tax Band "B".

#### VIEWINGS

Strictly by appointment with the Agents.

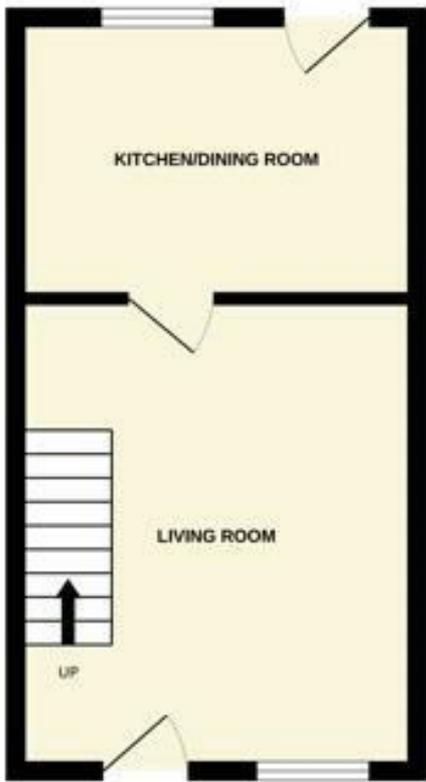


## Directions

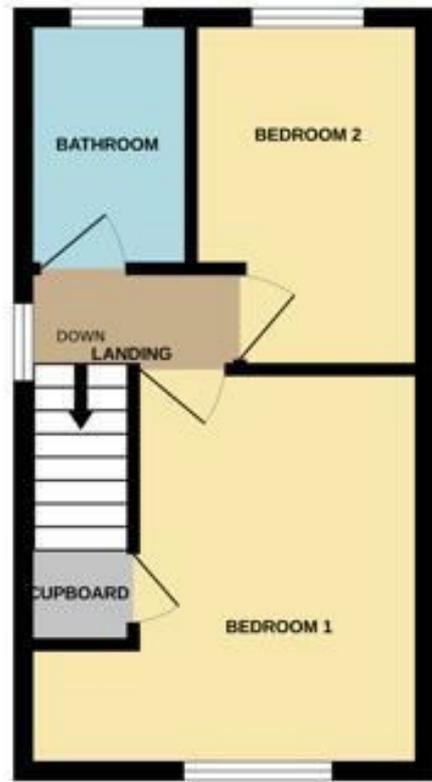


# Floor Plan

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 here have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 1/2020

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