

# DAWSONS

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## Woolley Terrace, Dukinfield, SK16 4JL

**\*CASH ONLY PURCHASE\*** Having undergone a refurbishment programme this well proportioned, one bedroom, top floor deck accessed apartment comes onto the market in excellent decorative order throughout and benefits from immediate access to all local amenities and enjoys excellent commuter links. Ideally suited to first time buyers or buy to let investors we would recommend prospective purchasers to view at their earliest convenience.

The property is well placed for all the local amenities available along nearby King Street with Asda Superstore being within close proximity. Public transport links are readily accessible as is Ashton under Lyne Town Centre whose bus, train and Metrolink Stations also provide excellent commuter links into Manchester City Centre. Junction 23 of the M60 on the Ashton Moss Development provides road access throughout the North West.

**Offers Over £70,000**



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



# Woolley Terrace, Dukinfield, SK16 4JL

- Top Floor, Deck Accessed Apartment
- Excellent Decorative Order Throughout
- Well Presented Neutral Decor
- Refurbished Well Proportioned 1 Bedroom Accommodation
- uPVC Double Glazed and Gas Fired Central Heating
- Ample Storage Provision Throughout
- Balcony Off Living Room
- Stylish Modern Kitchen and White Shower Room Suite
- Suite Wide Range of Prospective Purchasers

## Contd.....

The accommodation briefly comprises: 9'5 x 7'7 (2.87m x 2.31m)

Communal Stairwell and access, the Apartment has an Entrance Hallway, Living Room with balcony, modern fitted Kitchen, double Bedroom with built-in storage wardrobe, Shower Room/WC

Externally there are communal gardens.

**The Accommodation in Detail:**

**Communal Stairwell and Walk-way**

**The Apartment:**

**Entrance Hallway**

Composite style, double glazed security door, central heating radiator, two built-in storage cupboards.

**Living Room**

12'9 x 12'6 (3.89m x 3.81m)

Contemporary wall mounted electric fire, uPVC double glazed picture window and door onto the balcony.

**Kitchen**

9'5 x 7'7 (2.87m x 2.31m)  
Single drainer stainless steel sink unit, range of modern wall and floor mounted units, built-in stainless steel oven, four ring ceramic hob with stainless steel chimney hood over, two built-in storage cupboards, uPVC double glazed window, central heating radiator.

**Bedroom**

11'4 x 10'3 reducing to 9'4 (3.45m x 3.12m reducing to 2.84m)

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

**Shower Room/WC**

White suite having tiled shower cubicle, pedestal wash hand basin, low level WC, uPVC double glazed window, central heating radiator.

**Externally:**

There are communal gardens and car parking areas.



**Directions**



# Floor Plan

## GROUND 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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