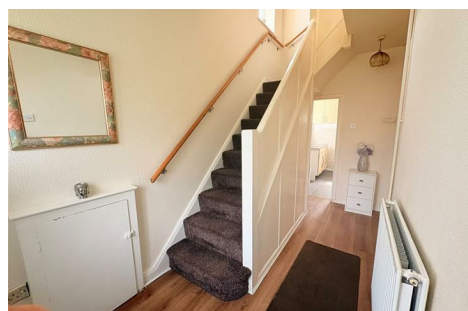


18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

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



Cheetham Hill Road, Dukinfield, SK16 5JX

Dawsons are pleased to offer for sale this bay fronted, traditional semi detached home. Situated in a most popular and convenient residential location and in our opinion, ideally suited to a growing family with its proximity to several local junior and high schools and local amenities. We would recommend interested parties view at their earliest convenience.

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.

Price £230,000

Cheetham Hill Road, Dukinfield, SK16 5JX

GROUND FLOOR

Porch

5'11" x 2'1" (1.82 x 0.65)

uPVC double glazed windows to front, uPVC door to front, door to:

Hallway

13'5" x 5'10" (4.10 x 1.78)

Stairs leading to first floor, gas central heating radiator, understairs storage cupboard, doors to:

Lounge

uPVC double glazed bow window, feature fireplace with inset Living Flame gas fire, gas central heating radiator.

Dining room

Gas central heating radiator, electric fire, UPVc double glazed window.

Kitchen

9'1" x 6'4" (2.77 x 1.94)

uPVC double glazed window, fitted with a range of wall and base units with worksurface over, inset sink and drainer with mixer tap ,tiled splashbacks.

FIRST FLOOR

Landing

uPVC double glazed window, doors leading to:

Bedroom 1

11'0" x 13'6" (3.37 x 4.14)

uPVC double glazed bow window, radiator.

Bedroom 2

12'7" x 10'7" (3.86 x 3.24)

uPVC double glazed bow window, radiator.

Bedroom 3

7'4" x 6'11" (2.24 x 2.11)

uPVC double glazed bow window, radiator.

Bathroom

7'4" x 5'6" (2.25 x 1.68)

Panel bath, pedestal wash hand basin, panelled walls, uPVC double glazed window

W/c

Low level WC

Externally

There is a driveway providing off road parking with further garden area. Fully enclosed rear garden.

Garage

Up and over door to front

TENURE

Tenure is Freehold - Solicitors to confirm.

COUNCIL TAX

Council Tax Band "C".

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.

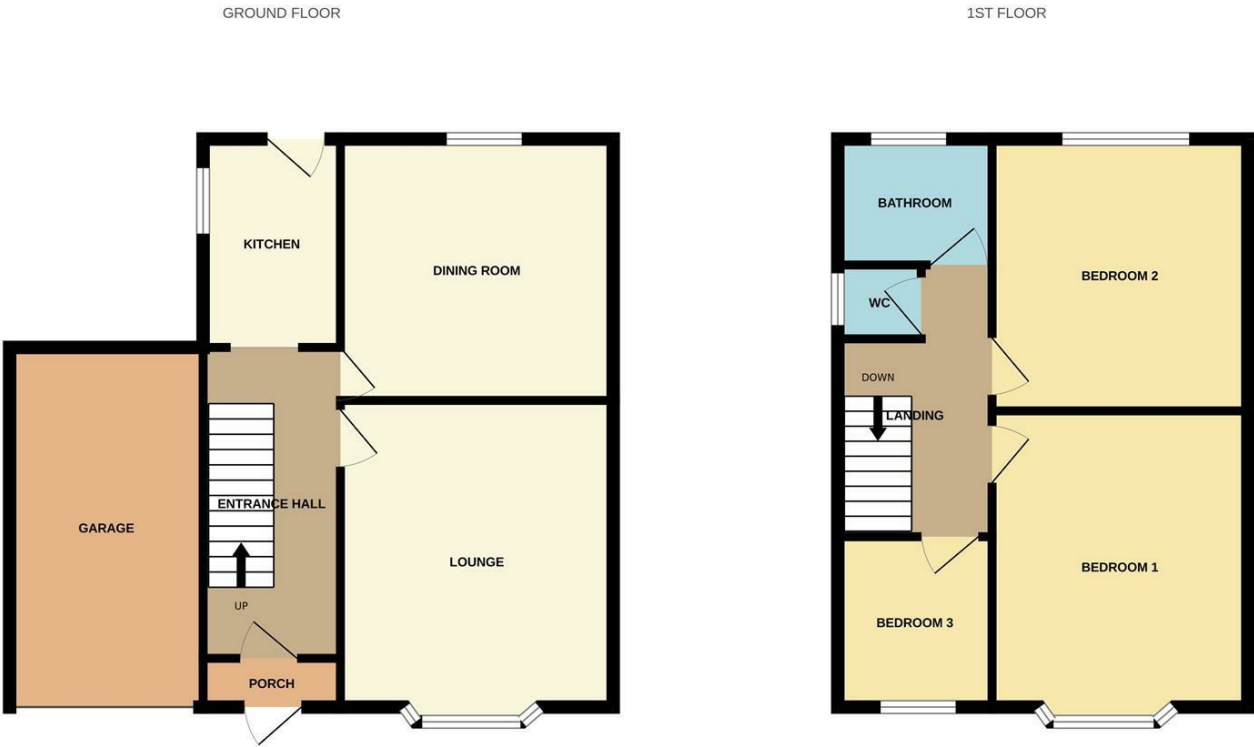
This is a legal requirement to meet HMRC and UK law guidelines .



Directions



Floor Plan



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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