DAWSONS

Property Professionals since 1925

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Cheetham Hill Road, Dukinfield, SK16 5LD

Dawsons are pleased to offer for sale this well maintained, 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.

Offers Over £250,000

Cheetham Hill Road, Dukinfield, SK16 5LD

- Three bedroom semi-detached
- Two reception rooms
- Internal inspection highly recommended
- Detached garage and hardstanding
- Popular residential location
- Excellent commuter links
- Driveway for multiple cars
- No forward vendor chain

Ground Floor

Hallway
Door to front, double glazed timber window to side, stairs leading to first floor, understairs storage, gas central heating radiator, doors leading to:

Reception Room
13' x 16' (3.96m x 4.88m)
Double glazed timber bay window, two gas central heating radiators, wall mounted gas fire.

Sitting Room
12' x 14 (3.66m x 4.27m)
Double glazed timber indow, gas central heating radiator, wall mounted gas fire.

Kitchen
8' x 16' (2.44m x 4.88m)
Double glazed timber windows, fitted with a range of wall and base units with worksurface over, vinyl flooring, inset sink and drainer, under stairs storage cupboard, space for washing machine, door leading to rear garden.

First Floor

Landing
uPVC double glazed window, loft access with pull down ladder, loft is fully boarded with a light, doors leading to:

Bedroom One
12' x 14' (3.66m x 4.27m)
uPVC double glazed window, fitted with a range of wardrobes, drawers and bedside drawers, gas central heating radiator.

Bedroom Two
12' x 12' (3.66m x 3.66m)
Double glazed timber window, built in storage cupboards, gas central heating radiator.

Bedroom Three
9' x 8' (2.74m x 2.44m)
Double glazed timber window, gas central heating radiator.

Bathroom
8' x 9' (2.44m x 2.74m)
uPVC double glazed window, panelled bath with shower over, pedestal wash hand basin, storage cupboard, vanity unit, chrome towel radiator.

WC
5' x 2' (1.52m x 0.61m)
uPVC double glazed window, low level WC.

Externally
Garden to front with paved driveway with parking for multiple vehicles. Detached garage with up and over door, along with a hardstanding suitable for a caravan. Garden to rear with lawned area and shrub borders.

N.B.
For added security the property has recently bee fitted with an alarm system.

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



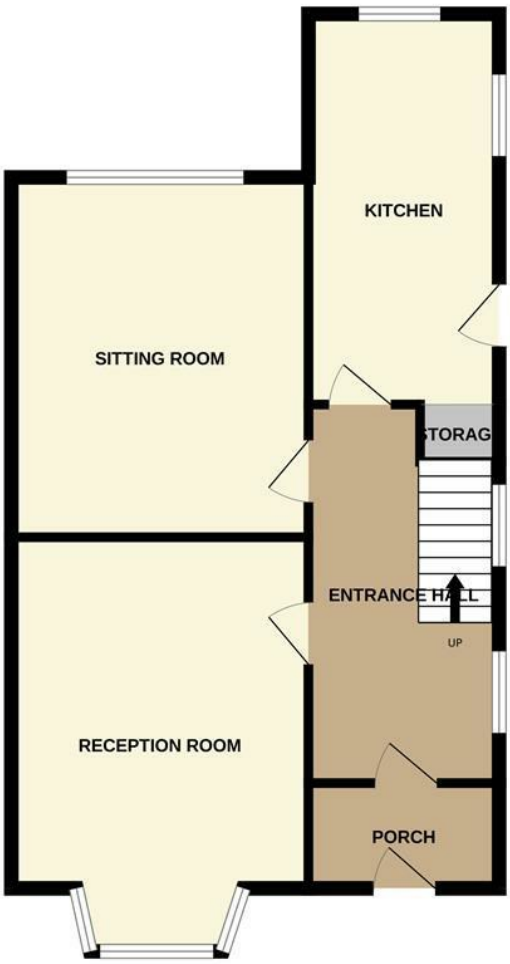







Floor Plan

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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