



135A Cheetham Hill Road, Dukinfield, SK16 5JU

£200,000

A Wilson Estates are delighted to bring to market this deceptively spacious three bedroom mid terrace, perfectly positioned on the ever popular Cheetham Hill Road in Dukinfield.

Garden fronted, the property opens into a bright and welcoming lounge which leads through to a second reception room, ideal as a dining space or an additional lounge. To the rear, a generously sized galley kitchen provides ample worktop space for cooking and benefits from direct access to the rear garden.

Upstairs you will find a well proportioned master bedroom, a spacious single bedroom with views over the garden, and the family bathroom. On the second floor, the loft conversion offers a fantastic third bedroom, flooded with natural light thanks to three Velux windows. This versatile space also boasts an ensuite shower room, making it perfect as a master suite, guest room, or teenager's hideaway.

Externally, the property enjoys a well sized rear garden, ideal for relaxing or entertaining. The garden also provides access out to the land at the rear where residents can currently pay to rent a parking space at a cost of £25c per quarter.

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, Dukinfield, SK16 5JU

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Lounge

13'8" x 11'6" (4.17m x 3.51m)

Window to front elevation. Fireplace, Radiator, Ceiling light. Door to:

Dining Room

14'4" x 11'6" (4.37m x 3.51m)

Window to rear elevation. Boiler cupboard housing wall mounted combi boiler. Double radiator. Access to under stairs storage cupboard, Radiator. Stairs to first floor. Door to:

Kitchen

14'11" x 4'7" (4.55m x 1.40m)

Fitted with a matching range of base and eye level units with coordinating worktops over. Built in electric cooker. Built in microwave. Four ring gas hob with pull out extractor hood over. Integrated fridge freezer. Integrated dishwasher. One and a half bowl stainless steel sink with mixer tap over. Double radiator. Two windows to side elevation. Door to side elevation leading out to rear garden.

Stairs and Landing

Doors to bedrooms and bathroom.

Master Bedroom

10'11" x 11'8" (3.33m x 3.56m)

Window to front elevation. Radiator. Ceiling light.

Bedroom Two

10'9" x 6'8" (3.27m x 2.03m)

Window to rear elevation. Radiator. Ceiling light.

Bathroom

8'6" x 4'8" (2.59m x 1.42m)

Window to rear, elevation. Fitted with three piece suite comprising of panelled bath, WC and hand wash basin. Double radiator, Ceiling light.

Access to Second Floor

Fire door leading to staircase to second floor.

Bedroom Three

17'9" x 11'6" (5.41m x 3.51m)

Three skylights. Space for double bedroom and additional space perfect for a single bed or a seating area. Storage into eaves. Tall radiator. Ceiling light. Door to:

En-suite

Skylight. Shower cubicle, WC and hand wash basin.

Outside and Gardens

Small garden to front. Private garden to rear with decking area and steps leading up to lawned area.

Additional Information

Tenure: Freehold with Chief Rent of approximately £1.37 per annum

EPC: TBC

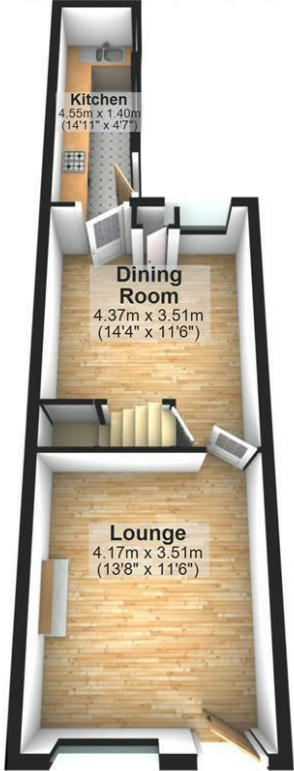
Council Tax Band:





Ground Floor

Approx. 36.7 sq. metres (395.6 sq. feet)



First Floor

Approx. 30.6 sq. metres (329.6 sq. feet)



Second Floor

Approx. 18.4 sq. metres (198.5 sq. feet)



Total area: approx. 85.8 sq. metres (923.7 sq. feet)

Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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