



56 Tower Street, Dukinfield, SK16 5NE

Offers Over £200,000

Located on Tower Street in Dukinfield, this three bedroom semi detached home offers a fantastic opportunity for buyers looking for a property they can truly make their own. Offered to the market with vacant possession, the property boasts well proportioned accommodation, a larger than average driveway, and a tiered rear garden. Having been in the same family for around 60 years, it's now ready for a new chapter and a new owner to create their own memories here. Whilst requiring modernisation throughout, the potential on offer is clear to see.

As you arrive, you're welcomed by a front garden and generous driveway which runs down the side of the property leading to a large shed. Stepping inside, the entrance hallway gives access to the first floor accommodation. To the front of the property is a bright and comfortable lounge with recently fitted feature fireplace, whilst to the rear you'll find the kitchen along with a separate dining room with door opening out onto the rear garden.

To the first floor are two good sized double bedrooms, a single bedroom, and a spacious family bathroom.

Externally, the rear garden is arranged over two tiers, creating a lovely outdoor space with plenty of potential for keen gardeners or those simply looking for somewhere to

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Hallway

Window to side, radiator, stairs, door to:

Lounge

14'0" x 11'3" (4.27m x 3.43m)

Bay window to front elevation. Recently installed feature fireplace with inset gas fire. Ceiling light.

Dining Room

8'10" x 9'4" (2.69m x 2.84m)

Fitted with range of cabinetry with kick board electric heater. Ceiling light. Door to rear garden.

Kitchen

8'10" x 7'10" (2.69m x 2.39m)

Fitted with matching range of base and eye level units with coordinating worktops over. Sink with mixer tap. Electric kickboard heater. Plumbed for automatic washing machine. Space for fridge freezer. Window to rear elevation. Door leading out to rear garden. Door to under stairs storage.

Under Stairs Storage Cupboard

Window to side elevation.

Stairs and Landing

Window to side elevation. Doors to all bedrooms and family bathroom. Loft hatch providing access to loft space.

Master Bedroom

11'8" x 11'3" (3.56m x 3.43m)

Window to front elevation. Radiator. Ceiling light.

Bedroom Two

11'2" x 9'4" (3.40m x 2.84m)

Window to rear elevation. Single radiator. Fitted wardrobes. Ceiling light. door to:

Bedroom Three

7'5" x 5'11" (2.26m x 1.81m)

Window to front elevation. Radiator. Ceiling light.

Bathroom

Fitted with three-piece suite comprising of shower enclosure with mains fed shower over hidden system WC and vanity unit with inset sink. Two window windows to rear elevation. Heated towel rail. Fully tiled walls. Downlights to ceiling. two windows to rear, Storage cupboard, door.

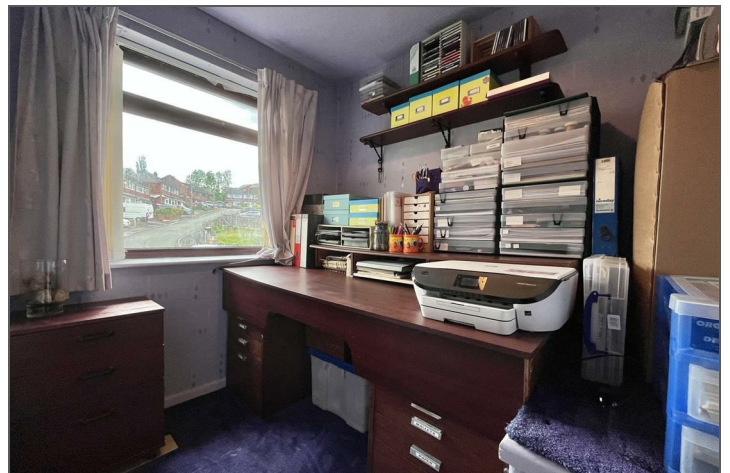
Outside and Gardens

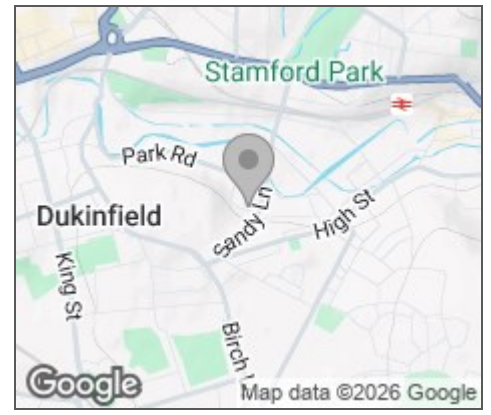
Additional Information

Tenure: Leasehold

EPC: TBC

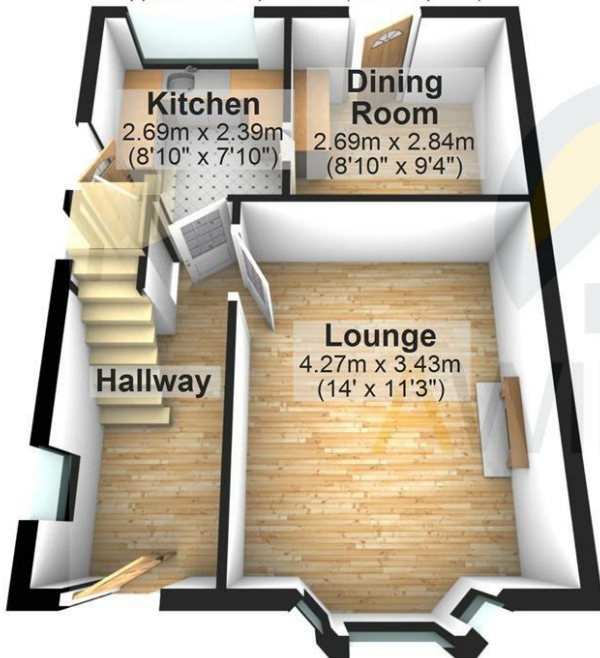
Council Tax Band:





Ground Floor

Approx. 41.5 sq. metres (447.1 sq. feet)



Kitchen
2.69m x 2.39m
(8'10" x 7'10")

Dining Room
2.69m x 2.84m
(8'10" x 9'4")

Lounge
4.27m x 3.43m
(14' x 11'3")

Hallway

First Floor

Approx. 37.7 sq. metres (405.4 sq. feet)



Bathroom
2.54m x 2.39m
(8'4" x 7'10")

Bedroom 2
3.40m x 2.84m
(11'2" x 9'4")

Bedroom 3
2.26m x 1.81m
(7'5" x 5'11")

Master Bedroom
3.56m x 3.43m
(11'8" x 11'3")

Total area: approx. 79.2 sq. metres (852.5 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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