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# 30 Sandringham Drive, Dukinfield, SK16 5DA

## Offers Over £170,000

A Wilson Estates are pleased to offer for sale this spacious three bedroom mews property, offered to the market with vacant possession and plenty of potential.

Having been in the same family for over fifty years, the time has now come for new owners to take the reins and give this home a new lease of life. The property does require updating throughout and has been priced accordingly, with improvements including a new kitchen and bathroom likely to be required. The home is currently heated by electric heaters, giving any new owner plenty of scope to modernise and make the property their own.

As you approach, you are greeted by a low maintenance front garden, with stone steps leading down to the entrance. Step inside into the entrance vestibule, with stairs rising to the first floor and access into the main living accommodation.

The lounge sits at the front of the property and features a fireplace with inset electric fire, while to the rear is a generous kitchen diner. With plenty of space for both cooking and dining, this could become a fantastic heart of the home once updated.

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Tameside General Hospital is less than a ten minute drive away, while those who enjoy keeping active have plenty of choice with Astley Sports Village, ITrain Gym, Dukinfield Golf Club and an array of countryside walks nearby, including Gorse Hall and Wild Bank Hill.

For commuters, Flowery Field, Stalybridge and Hyde North railway stations are all within easy reach, providing regular services towards Manchester City Centre.

### Entrance Hall
Stairs rising to first floor. Ceiling light. Door to:

### Lounge
13'5" x 12'6" (4.09m x 3.81m)
Window to front elevation. Feature fireplace with living flame effect electric fire. Ceiling light. Door to:

### Kitchen/Diner
9'11" x 15'5" (3.02m x 4.69m)
Window to rear elevation. Double doors leading out to rear garden. Two ceiling lights. Wall mounted electric heater.

### Stairs and Landing
7'6" x 6'3" (2.29m x 1.91m)
Doors to all bedrooms and bathroom. Ceiling light. Loft hatch providing access to loft space.

### Bedroom One
13'4" x 11'0" (4.06m x 3.35m)
Window to front elevation. Electric wall heater. Ceiling light.

### Bedroom Two
10'0" x 11'0" (3.05m x 3.35m)
Window to rear elevation. Ceiling light. Electric wall heater. Storage cupboard housing water tank.

### Bedroom Three
10'1" x 6'3" (3.07m x 1.91m)
Window to front elevation. Electric wall heater. Ceiling light.

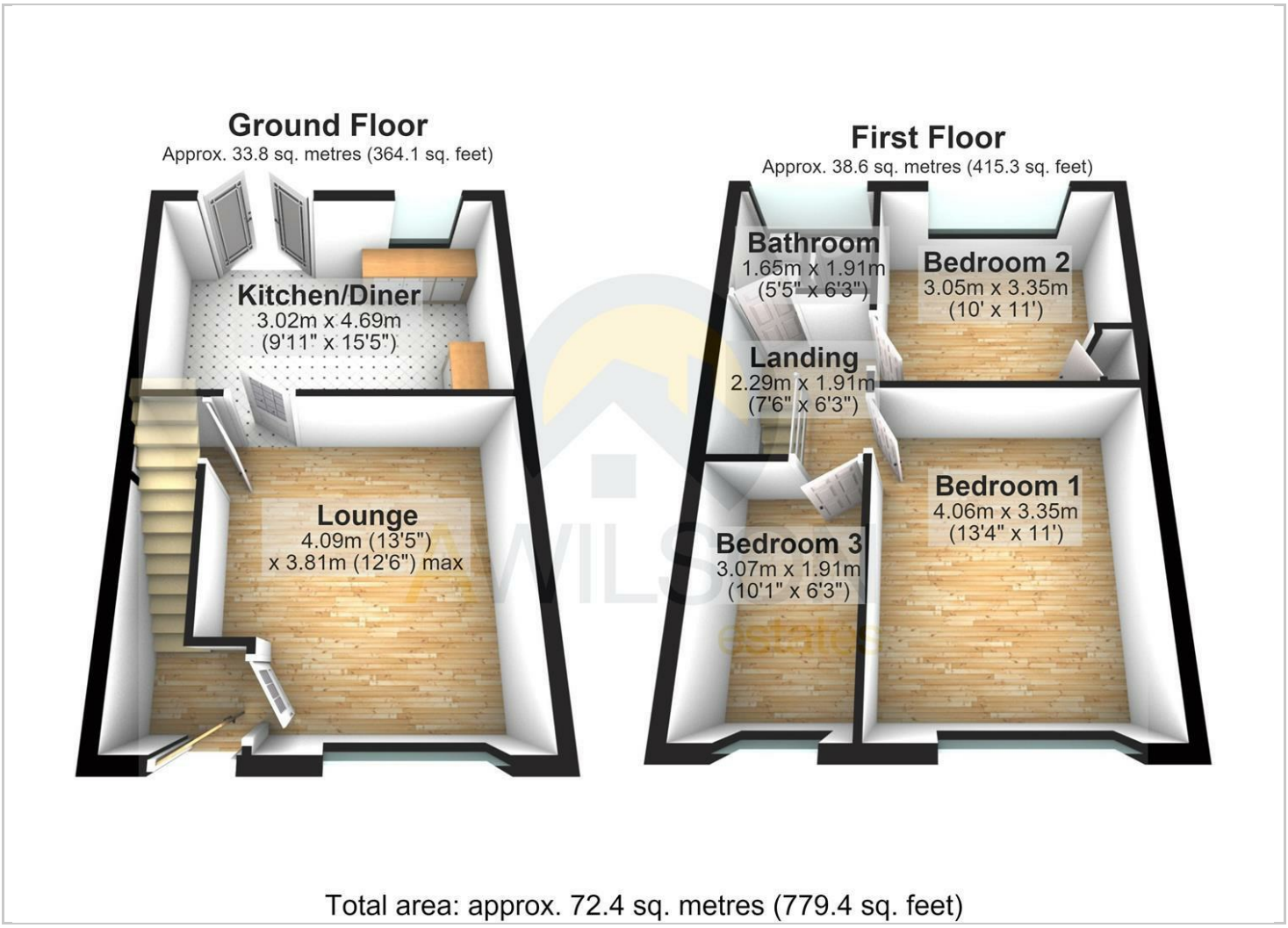
### Bathroom
5'5" x 6'3" (1.65m x 1.91m)
A fully tiled bathroom fitted with three-piece suites comprising of corner shower cubicle with electric shower, WC, and wash hand facing. Wall mounted electric heater. Window to rear elevation.

### Outside and Gardens
Low maintenance front garden with stone steps leading down to front door.

Large private enclosed tiered rear garden mainly laid with Patio with additional decked area.

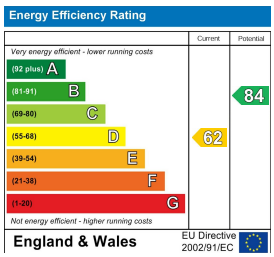
### Additional Information
Tenure: Freehold
EPC Rating: D
Council Tax Band: A

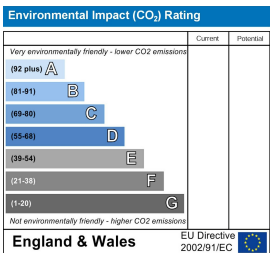
Tel: 0161 303 0778




## 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.

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