



116 Church Street, Dukinfield, SK16 4LU

Offers Over £135,000

Whether you're an experienced investor looking to add to your portfolio or a first time buyer ready to get onto the ladder and make a place your own, this two bedroom end terrace in Dukinfield offers plenty of appeal. It also comes to market with no onward chain, allowing for a potentially quicker completion, subject to the usual surveys and legal process.

Upon entering the property, you're welcomed into a well proportioned lounge with dual-aspect windows that let in plenty of natural light. To the rear sits the kitchen, which also provides access out to the rear yard.

Upstairs, there are two bedrooms alongside a family bathroom, making it a practical and straightforward layout.

Externally, the home benefits from a private, enclosed rear yard- low maintenance and usable as additional outdoor space.

The location is another real plus. Tucked just off Astley Street in Dukinfield, you're within easy reach of local shops, independent bakeries and Dukinfield Park. For families, there are several well-regarded schools nearby, including Ravensfield Primary, Lyndhurst Primary and St John's Primary, along with All Saints Catholic College and Rayner Stephens High School.

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Lounge

13'11" x 12'4" (4.24m x 3.75m)

Window to front, window to side, double radiator, door to:

Tenure: Leasehold

EPC Rating: D

Council Tax Band: A

Kitchen

10'5" x 12'3" (3.18m x 3.73m)

Fitted with matching range of base and eyelevel units with coordinating worktops over. Built in electric oven with flooring gas hob and extractor over. Stainless steel sink with taps and drainer. Plumbed for automatic washing machine. Space for fridge freezer. Wall mounted Combi boiler. Ceiling light. Double radiator. Window to rear elevation. Door leading out to rear yard. Stairs to 1st floor. window to rear, stairs, door.

Stairs and Landing

Doors, two bedrooms and bathroom. Ceiling light. Loft hatch providing access to loft space.

Bedroom One

9'1" x 12'1" (2.77m x 3.68m)

Window to front, door to:

Bedroom Two

8'9" x 12'3" (2.67m x 3.73m)

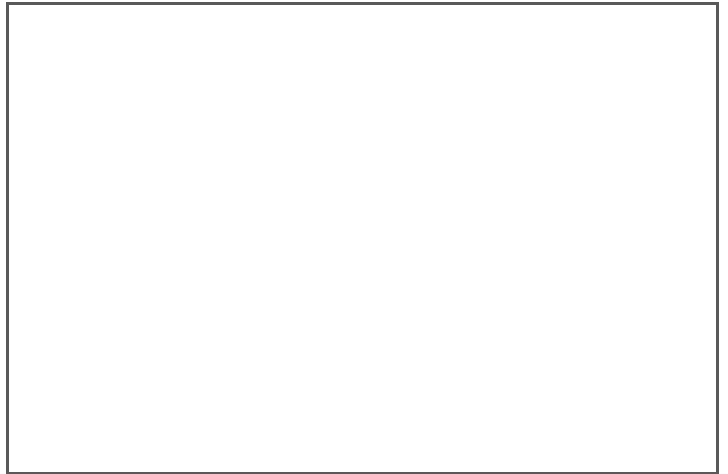
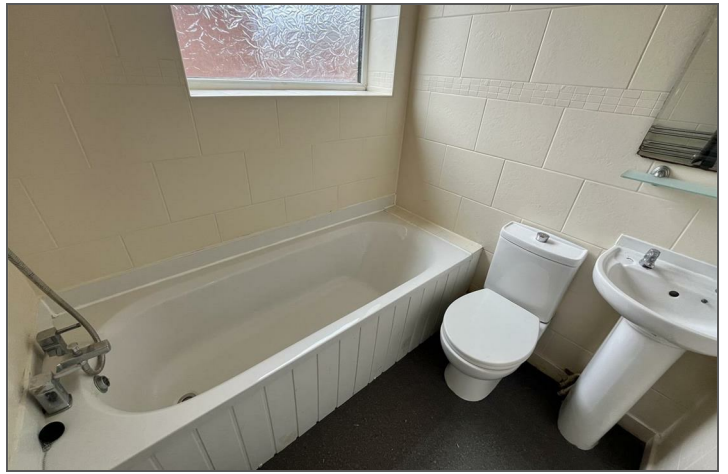
Window to rear, door to:

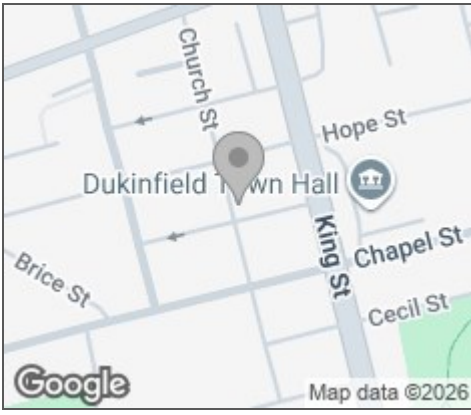
Bathroom

Fitted with three piece suites comprising of panelled bath with mixer tap and showerhead over, WC, and wash hand facing. Heated towel rail. Ceiling light. Window to side elevation. window to side, heated towel rail, door to:

Outside and Gardens

Additional Information





Ground Floor

Approx. 26.6 sq. metres (286.0 sq. feet)



Kitchen
3.18m x 3.73m
(10'5" x 12'3")

Lounge
4.24m (13'11")
x 3.75m (12'4") max

First Floor

Approx. 26.8 sq. metres (288.1 sq. feet)



Bedroom 2
2.67m (8'9")
x 3.73m (12'3") max

Bathroom
1.78m x 1.65m
(5'10" x 5'5")

Bedroom 1
2.77m x 3.68m
(9'1" x 12'1")

Total area: approx. 53.3 sq. metres (574.1 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	
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	84	England & Wales
		67	EU Directive 2002/91/EC

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