



22 St. John Street, Dukinfield, SK16 5NU

Offers Over £250,000

Welcome to St John Street! Tucked away just off Cumberland Avenue in Dukinfield, this much loved three bedroom semi detached home has been in the same family for over 40 years, and the time has now come for a new family to move in and make their own memories here. The potential is clear to see - the kitchen and bathroom have both been updated in recent years, meaning the next owners can simply redecorate to suit their own style.

As you arrive, one of the first things you will notice is how quiet this little cul de sac is. The property itself sits behind a picture perfect front garden, with a neat lawn, planted borders, and a well established hedge providing a good degree of privacy. A driveway offers off road parking and leads you to the front door.

Step inside into a spacious hallway, with a door leading through to the lounge. Positioned at the front of the home, this is a bright and welcoming space that flows open plan into the dining room. To the rear, the kitchen is fitted with white gloss cabinetry and enjoys views over the garden.

Upstairs, there are two double bedrooms, a well proportioned third bedroom, and a family bathroom. Both front bedrooms benefit from lovely views of the surrounding hillsides.

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Hallway

Window to front, double radiator, stairs, door.

Lounge

13'7" x 10'6" (4.14m x 3.20m)

Window to front elevation. Double radiator, Wall mounted electric fireplace. Ceiling light. Open plan to:

Dining Room

8'11" x 7'9" (2.72m x 2.36m)

Window to rear elevation. Double radiator. Door to:

Kitchen

9'1" x 8'10" (2.77m x 2.69m)

Fitted with matching range of base and eye level gloss units with coordinating worktops over. Integrated fridge freezer. Plumbed for automatic washing machine. Built in electric oven with flooring electric hob and extractor hood over. Window to rear elevation. Stainless steel sink with mixer tap and drainer. Parts tiled walls. Access to under stairs storage cupboard. Door out to rear garden.

Stairs and Landing

Window to side elevation. Doors to bedrooms and bathroom.

Bedroom One

11'2" x 10'7" (3.41m x 3.23m)

Window to rear elevation. Ceiling light. Radiator. Door to boiler cupboard housing wall mounted combi boiler.

Bedroom Two

11'6" x 10'6" (3.51m x 3.20m)

Window to front elevation. Radiator, Ceiling light.

Bedroom Three

7'3" x 8'0" (2.21m x 2.44m)

Window to front elevation. Radiator, Ceiling light.

Bathroom

A fully tiled bathroom fitted with three piece suite comprising of shower cubicle with mains fed shower over, vanity unit with insect wash hand basin, and WC. Single radiator. Ceiling light. Window to rear elevation. window to rear, door to:

Outside and Gardens

Neat front lawn with planted borders and privacy hedge. Driveway parking.

To the rear there is a garden mainly laid to lawn.

Additional Information

Tenure: Leasehold

EPC: TBC

Council Tax Band: C





Ground Floor

Approx. 36.0 sq. metres (387.4 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.5 sq. feet)



Total area: approx. 72.3 sq. metres (778.0 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	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		England & Wales		EU Directive 2002/91/EC	

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