



414 Cheetham Hill Road, Dukinfield, SK16 5LB

Offers Over £245,000

This is far from your average terrace home. Positioned on the popular Cheetham Hill Road in Dukinfield, this spacious two bedroom end terrace offers over 1,100 sq ft of living accommodation. Many of the rooms enjoy dual aspect windows, creating a wonderfully light and airy feel throughout, while the added benefits of driveway parking and a detached garage make this home even more appealing.

To the front, a gated driveway and small garden greet you. Step inside into the entrance hallway, with the sitting room just off – a bright and welcoming space centred around a living flame effect stove. To the rear, the main lounge continues the theme of natural light with dual aspect windows, complemented by feature ceiling beams that add character.

The kitchen sits beyond the lounge - galley style with plenty of storage and workspace. From here, the layout flows into a versatile dining/utility area, with the added convenience of a ground floor shower room – ideal for modern family living.

Upstairs, you'll find two generously sized double bedrooms, both benefiting from dual aspect windows, along with a spacious family bathroom.

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Hallway

Radiator. Ceiling light. Door to:

Sitting Room

12'0" x 11'3" (3.66m x 3.43m)

A light and bright sitting room with dual aspect windows. Feature fireplace with Inset living flame effect electric stove. Radiator. Ceiling light.

Lounge

14'1" x 15'1" (4.29m x 4.60m)

Window to rear elevation. Window to side elevation, Fireplace. Double Radiator. Understairs storage. Stairs rising to first floor. Door to:

Kitchen

11'7" x 7'0" (3.53m x 2.13m)

Fitted with matching range of base and eyelevel units with coordinating worktops over. Space for freestanding cooker. Plumbed for dishwasher. Space for under counter fridge. Ceiling light. Double radiator. Window to side elevation. Door to:

Dining Room/ Utility

10'4" x 10'8" (3.15m x 3.25m)

Window to side elevation. Door to rear garden. Fitted with base units with worktop space over. Plumbed for automatic washing machine. Space for under counter freezer. Ceiling light, Radiator. Door to shower room.

Shower Room

Window to rear. Shower cubicle, space saving sink with vanity under, and WC. Heated towel rail.

Master Bedroom

11'11" x 14'10" (3.63m x 4.52m)

Two windows to front elevation. Window to side elevation. Double radiator. Ceiling light. Fitted wardrobes.

Bedroom Two

10'7" x 11'7" (3.23m x 3.53m)

Window to rear elevation. Window to side elevation. Ceiling light. Access to storage cupboard. Radiator.

Bathroom

Window to rear elevation. Fitted with three piece suite comprising of panelled bath, sink and WC. Storage cupboard. Double radiator. Ceiling light.

Outside and Gardens

Low walled front garden with mature planting for privacy to front. Gated driveway parking to side leading to detached garage, Low maintenance paved garden to rear with further lawned area beyond.

Detached Garage

Fitted with power and lighting.

Additional Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: C





Total area: approx. 102.6 sq. metres (1104.8 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	80	England & Wales		EU Directive 2002/91/EC	66

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