



## 46 St. Marks Street, Dukinfield, SK16 4PH

**£1,100 Per Month**

A Wilson Estates are pleased to bring to the market this three-bedroom mid-mews property on St Marks Street in Dukinfield.

The property features an entrance hallway leading to a cozy open plan lounge/dining area leading through to the kitchen.

Upstairs, you'll find three generously sized bedrooms along with a family bathroom. The rear garden is a good size and there is private parking to the front.

St Marks Street is well placed for local amenities, with ASDA Supermarket a short walk away, good bus routes close by, and Ashton Town Centre a 10 minute walk away with its shops, thriving market hall, and tram and train routes to Manchester City Centre and beyond.

Please contact A Wilson estates to arrange a viewing appointment.

Briefly, the property comprises:~

# 46 St. Marks Street

, Dukinfield, SK16 4PH

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## **Entrance Hallway**

uPVC double-glazed door to front elevation. Lighting, radiator, and carpet.

## **Lounge & Dining Area**

uPVC double-glazed window to front elevation and uPVC double-glazed doors to rear elevation. Lighting, radiators, carpet, blinds, and under-stair storage cupboard.

## **Kitchen**

uPVC double-glazed window to rear elevation. Fitted wall and base units with coordinating work surfaces. Stainless steel single sink unit with mixer tap. Freestanding electric oven and gas hob with extractor over. Part-tiled walls, lighting, blinds, and vinyl flooring.

## **Stairs and Landing**

Wooden handrail, balustrades, and bannister. Lighting, carpet, and loft access.

## **Bedroom One**

uPVC double-glazed window to front elevation. Lighting, radiator, carpet, and blinds.

## **Bedroom Two**

uPVC double-glazed window to rear elevation. Lighting, radiator, carpet, blinds, and built-in storage cupboard.

## **Bedroom Three**

uPVC double-glazed window to front elevation. Lighting, radiator, carpet, blinds, and built-in storage cupboard.

## **Bathroom**

uPVC double-glazed window to rear elevation. Three piece bathroom suite comprising low-level WC, hand wash basin, and panelled bath with mains-fed shower over. Fully tiled walls, lighting, radiator, and vinyl flooring.

## **Externally**

At the front is a small well-manicured garden and private parking space for one vehicle. At the rear is a tiered garden with paved patio area and small lawn.

## **Additional Information**

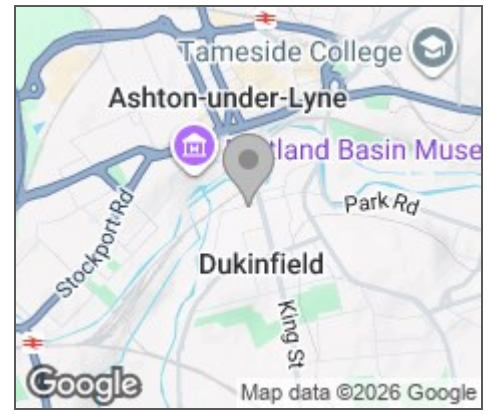
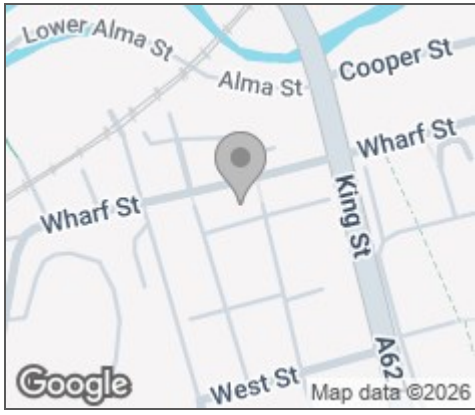
Council Tax Band : B

EPC Rating : C

Holding Deposit : £253

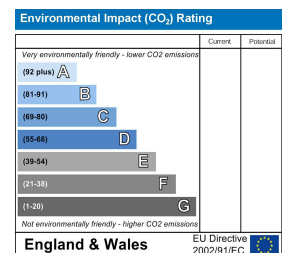
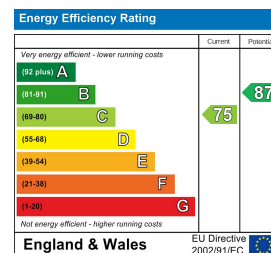
STRICTLY NO SMOKING POLICIES APPLY





## 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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