



## **7 Plough Street, Dukinfield, SK16 4AP**

**£245,000**

Ideally located in the popular Plough Street in Dukinfield is this charming extended three bedroom quasi semi-detached property offering a delightful blend of comfort and convenience. With three spacious reception rooms. This property is perfect for families seeking ample living space and only a full personal inspection will fully reveal the accommodation that is on offer.

The well planned and spacious accommodation has been well cared for by the present owner and briefly comprises: To the ground floor entrance porch, great sized lounge, fitted dining kitchen, office/study and a dining room with direct access to the garage. Whilst to the first floor there are three great sized bedrooms and a bathroom/WC. To the outside the property boasts a garage, providing secure parking and extra storage options and a driveway. The gardens surrounding the home offer a lovely outdoor space, ideal for children to play or for hosting summer gatherings. The location is both popular and quiet, providing a peaceful environment while still being close to local amenities and transport links.

Chain Free! Don't miss the chance to make this lovely house your new home.

# 7 Plough Street

, Dukinfield, SK16 4AP

**£245,000**



## GROUND FLOOR

### Porch

5'1" x 4'5" (1.54m x 1.35m)

Composite double glazed front door, window to side, door to:

### Lounge

12'4" x 18'7" (3.77m x 5.66m)

Window to front, open plan staircase to the first floor, wooden flooring, TV aerial point, under stairs storage with meters, wall light points, radiator.

### Kitchen/Dining Room

9'1" x 18'7" (2.78m x 5.66m)

Window to rear, great sized fitted kitchen and dining room with a matching range of base and wall units incorporating a 1 1/4 single drainer sink unit and work tops over, fitted electric hob with extractor hob above and electric double oven and grill, space for fridge freezer, door to rear garden, under stairs storage cupboard and radiator.

### Office/Study

6'11" x 8'6" (2.12m x 2.58m)

Sliding patio door to rear garden, bi-fold door to dining room.

### Dining Room

12'3" x 9'6" (3.73m x 2.89m)

Large picture window to rear overlooking the garden, composite personal door to the garage, radiator.

## FIRST FLOOR

### Landing

6'6" x 7'4" (1.98m x 2.24m)

Access to insulated roof void with pull down ladder.

### Bedroom 1

12'5" x 11'0" (3.78m x 3.35m)

Window to front, matching range of fitted wardrobes and top boxes, radiator.

### Bedroom 2

9'3" x 12'2" (2.82m x 3.70m)

Window to rear, Storage cupboard housing the gas central heating boiler, radiator.

### Bedroom 3

9'1" x 7'4" (2.77m x 2.24m)

Window to front, Storage cupboard, radiator.

### Bathroom/WC

5'9" x 7'4" (1.75m x 2.24m)

Window to rear, L shaped panelled bath with electric shower over and bifold shower screen, pedestal wash hand basin, low level WC, radiator.

## OUTSIDE

### Garage

16'6" x 9'6" (5.04m x 2.89m)

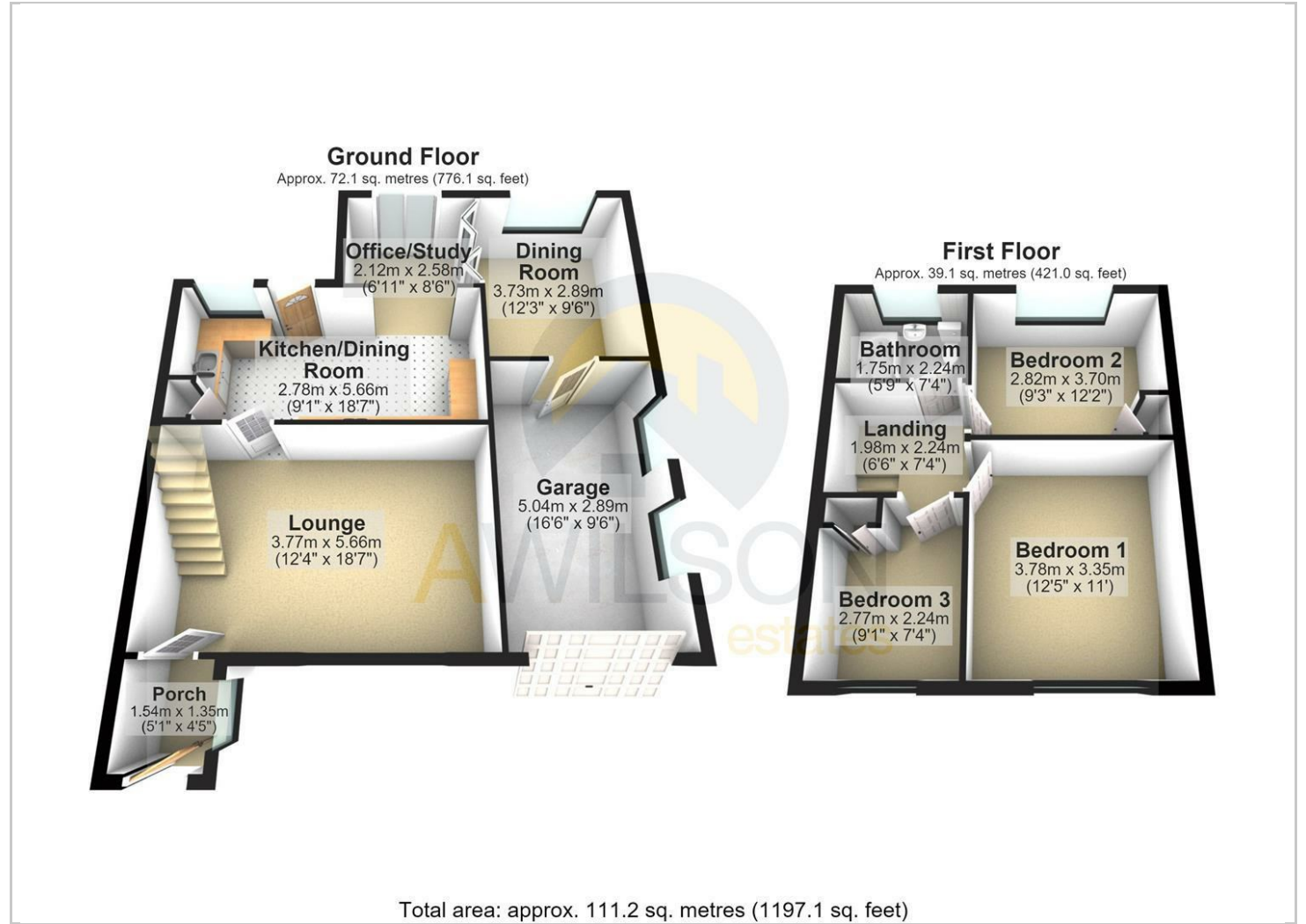
Two windows to side, Up and over door, power and light.

### Gardens

To the front is a block paved front garden and driveway with walled boundaries, wrought iron gate and double wrought iron gate to the

driveway. Whilst to the rear is a lovely garden being predominantly shaded with flower borders, fenced and walled boundaries, mature tree and wrought iron gate to the side.





## 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 <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

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122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 Sales 0161 303 0778 Email: [info@awilsonestates.com](mailto:info@awilsonestates.com) [www.awilsonestates.com](http://www.awilsonestates.com)