



108 Sandy Lane, Dukinfield, SK16 5NQ

£200,000

A Wilson Estates are delighted to offer for sale this three bedroom mid terrace home on Sandy Lane, Dukinfield. With driveway parking, an extended ground floor and a really good sized rear garden, this is a home that offers plenty of space both inside and out.

Step inside and you'll find an entrance hall with stairs leading to the first floor, with the lounge positioned at the front of the property. It's a bright and comfortable room, with plenty of natural light and lots of space for both sofas and a dining table. Originally two rooms, the space has been opened up by previous owners to create a much larger living area, giving it a really practical layout for everyday family life. The kitchen is located to the rear of the home, with a door leading out to the garden.

Upstairs, there are two good sized double bedrooms, a further single bedroom and a family shower room.

Outside, the rear garden is a real bonus. It's a great size and offers a mix of decking, low maintenance pebbled areas and lawn, giving you plenty of room to sit out, entertain or simply enjoy the garden. At the end of the garden is a garage structure which would benefit from some maintenance, but offers useful additional storage and could also make a great workshop or hobby space.

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Entrance Hallway

Stairs, door to:

Lounge/Dining Room

17'5" x 13'5" (5.30m x 4.10m)

Window to front elevation. Feature fireplace. Ceiling light. Radiator. Access to under stairs storage. Door to

Kitchen

8'0" x 12'2" (2.44m x 3.71m)

Fitted with matching range of base and eye level units with coordinating worktops over. Four ring gas hob with pull out extractor over. 1 1/2 bowl stainless steel sink with mixer tap. Plumbed for automatic washing machine. Space for Fridge freezer. Ceiling light. Window to rear elevation. Door leading out to rear garden.

Stairs and Landing

0'10" x 6'11" (0.25m x 2.11m)

Doors to bedrooms and bathroom.

Bedroom One

10'0" x 9'5" (3.05m x 2.87m)

Window to front elevation. Ceiling light. Radiator.

Bedroom Two

7'6" x 9'5" (2.29m x 2.87m)

Window to rear elevation. Ceiling light. Radiator.

Bedroom Three

5'10" x 6'7" (1.78m x 2.01m)

Window to front elevation. Ceiling light. Radiator. Wall mounted combi boiler.

Shower Room

6'7" x 6'5" (2.00m x 1.96m)

Fitted with white three-piece suite comprising of walk-in shower enclosure with electric shower, WC, and wash hand basin. Chrome heated towel rail. Fully tiled walls. Downlights to ceiling. Window to rear elevation.

Outside and Gardens

Driveway parking to front.

Large private enclosed garden to rear with decked area, pebbled areas and lawned areas.

Additional Information

Tenure: Leasehold

EPC Rating: C

Council Tax Band: A





Ground Floor

Approx. 36.5 sq. metres (392.8 sq. feet)



First Floor

Approx. 27.2 sq. metres (292.7 sq. feet)



Total area: approx. 63.7 sq. metres (685.5 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		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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