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Chester Avenue, Dukinfield, SK16 5BR

Offers in the region of £195,000

Situated in a popular residential area of Dukinfield, this well-proportioned two-bedroom end mews property offers an excellent opportunity for first-time buyers, couples and professionals alike and benefits from no vendor chain. Ideally positioned for access to a range of local schools, everyday amenities and excellent transport links, the property is well placed for reaching the neighbouring towns of Ashton-under-Lyne, Stalybridge and Hyde, with Manchester also accessible for commuters.

The accommodation briefly comprises an entrance hall leading into a spacious lounge, featuring French doors opening directly onto the rear garden, creating a lovely connection between the living space and outdoors. A kitchen/diner provides a practical and sociable space for everyday living and entertaining. To the first floor are two well-proportioned bedrooms, along with a family bathroom.

Externally, the property benefits from a lawned garden to the front, while to the rear is an enclosed garden featuring a paved patio and lawned areas, providing a pleasant space for outdoor seating and entertaining during the warmer months. There is also a useful brick-built storage area, ideal for garden equipment and additional household storage.

Offering well-planned accommodation, good-sized gardens and a convenient location, this property would make a comfortable and practical home and is worthy of an early viewing.







GROUND FLOOR

Entrance Hall
Door to the front, double glazed window to front, radiator, stairs leading to first floor, doors leading to:

Lounge
15'8" x 9'10" (4.78m x 2.99m)
Double glazed window to front, radiator, double glazed French doors opening to rear garden.

Kitchen/Diner
10'0" x 13'0" (3.05m x 3.96m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed windows to rear and side, radiator, door leading out to rear.

FIRST FLOOR

Landing
2'9" x 10'4" (0.85m x 3.15m)
Double glazed windows to front and rear, doors leading to:

Bedroom 1
12'7" x 10'0" (3.83m x 3.05m)
Double glazed window to rear, radiator.

Bedroom 2
12'9" x 9'10" (3.88m x 3.00m)
Double glazed window to front, radiator.

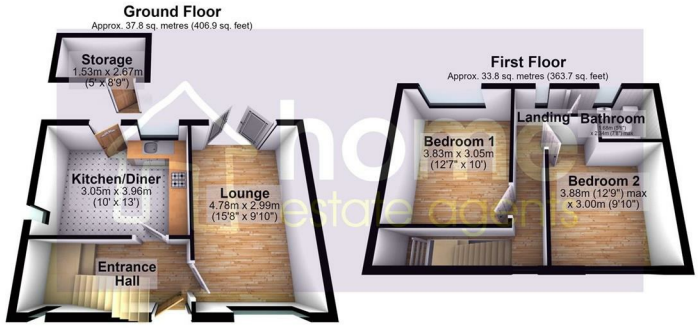
Bathroom
5'6" x 7'8" (1.68m x 2.34m)
Three piece suite comprising, bath with shower over, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to rear, radiator.

OUTSIDE
Lawned garden to the front. Enclosed garden to the rear with paved patio and lawn areas and brick built storage.

DISCLAIMER
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Total area: approx. 71.6 sq. metres (770.5 sq. feet)







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