



Pickford Lane, Dukinfield, SK16 4TG

Offers in the region of £160,000

Ideally located within walking distance to Dukinfield Park is this deceptively spacious two bedroom mid terraced property, ideal for the first time buyer with a lovely forecourt garden to the front and a garden area to the rear and only a full personal inspection will fully reveal the accommodation that is on offer.

As previously mentioned the property offers the first time buyer a great opportunity to get onto the property ladder and has accommodation that briefly comprises; To the ground floor, entrance vestibule, good sized lounge and fitted dining kitchen, whilst to the first floor there are two bedrooms (master bedroom with large walk in wardrobe and a bathroom/WC). To the outside there is a quiet forecourt garden to the front and a good sized garden area to the rear.

Viewing Highly Recommended!



GROUND FLOOR

Porch

Upvc double glazed front door and door to lounge.

Lounge

14'1" x 13'10" (4.28m x 4.22m)

Fitted feature fire surround with decorative fire inset, TV aerial point, laminate wooden floor, ceiling cornices, meter cupboard and radiator.

Kitchen/Dining Room

12'10" x 13'10" (3.90m x 4.22m)

Great sized dining kitchen fitted with a matching range of base and eye level units with 1/4 single drainer sink unit and worktop space over, fitted four ring gas hob with extractor hood above and electric oven below, fridge/freezer, Upvc double glazed window to rear, laminate flooring, stairs to the first floor, gas central heating boiler and door to rear garden.

FIRST FLOOR

Landing

Access to roof void via pull down ladders, radiator.

Bedroom 1

14'1" x 13'11" (4.28m x 4.25m)

Window to front, TV aerial point, radiator.

Walk-in Wardrobe

Window to front, open plan to master bedroom

Bedroom 2

12'10" x 7'0" (3.90m x 2.13m)

Window to rear, radiator.

Bathroom/WC

Contemporary fitted bathroom suite in white with panelled bath with shower over, pedestal wash hand basin, low level WC, Upvc double glazed window to rear, tiled floor and walls, radiator.

OUTSIDE

Gardens

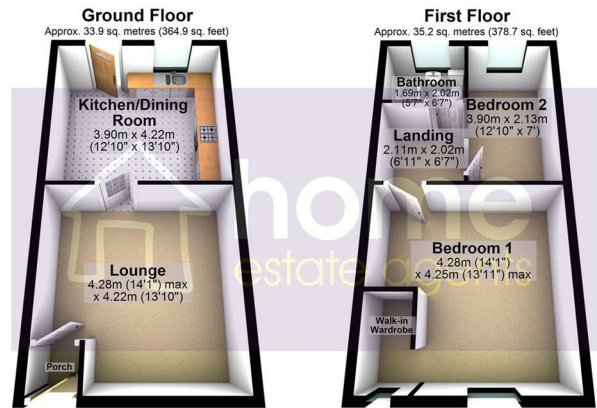
To the outside there is quant forecourt garden to the front and a good sized garden area to the rear.

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/herself 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.



Total area: approx. 69.1 sq. metres (743.6 sq. feet)

