



## Pickford Lane, Dukinfield, SK16 4TG

**Offers over £160,000**

Ideal for the first time buyer is this lovely two bedroom mid terraced property offering deceptively spacious accommodation with the added benefit of gardens to both the front and rear and only a full personal inspection will fully reveal the property that is on offer.

Keeping a good amount of its original charm, this property has been well cared for by its present owner and is situated on the ever popular Pickford Lane with Dukinfield Park a short walking distance, with transport links and local amenities a short distance away. The accommodation is set over two floors and briefly comprises: To the ground floor entrance porch, excellent sized lounge with fitted feature fireplace and a superb fitted dining kitchen with access to the good sized rear garden. To the first floor lies the two good sized bedrooms and a bathroom/WC. Externally, as previously mentioned the property has a forecourt garden to the front and a good sized garden area and a garden yard to the rear. The property further benefits from double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers.

Deceptively Spacious - View Early to Avoid Disappointment!





## GROUND FLOOR

### Porch

Double glazed front door and door to the lounge.

### Lounge

14'1" x 14'1" (4.30m x 4.30m)

Window to front, fitted feature fire surround with marble hearth, TV aerial point, meter cupboards, fitted recess shelving, ceiling cornices, radiator.

### Kitchen/Dining Room

12'10" x 10'10" (3.90m x 3.30m)

Window to rear, fitted with a matching range of base and wall units incorporating a 1 1/4 single drainer sink unit and work tops over, fitted four ring gas hob with extractor hood above and electric oven below, space for fridge freezer, space and plumbing for automatic washing machine, half glazed double glazed door to the rear garden, door to the inner hallway with stairs to the first floor, under stairs storage cupboard, gas central heating boiler, partially tiled walls, laminate wooden floor and radiator.

### Hall

Stairs to the first floor.

## FIRST FLOOR

### Landing

### Bedroom 1

14'1" x 14'1" (4.30m x 4.30m)

Window to front, Original ornate cast iron feature fireplace, radiator.

### Bedroom 2

12'10" x 7'7" (3.90m x 2.32m)

Window to rear, Original ornate cast iron feature fireplace, radiator.

### Bathroom

Three piece bathroom suite in white with panelled bath with shower over with shower curtain, pedestal wash hand basin, low level WC, tiled walls, window to rear, radiator.

## OUTSIDE

### Gardens

The property has a forecourt garden to the front and a good sized garden to the rear which is separated by communal access for refuse collection, with a garden yard area with brick built storage and a further garden with walled boundaries.

## 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.

