



## St. Marks Street, Dukinfield, SK16 4PH

**Offers over £200,000**

Nestled on St. Marks Street in the charming town of Dukinfield, this delightful semi-detached house presents an excellent opportunity for first-time buyers. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The well-appointed reception room offers a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The bathroom is conveniently located, ensuring ease of access for all residents. One of the standout features of this home is the large Indian stone patio in the back garden, which creates an inviting outdoor space for al fresco dining, gardening, or simply unwinding in the fresh air.

Additionally, the property benefits from off-road parking with a driveway, making it easy to come and go without the hassle of street parking. This home is not only practical but also offers a sense of community in a friendly neighbourhood.

With its appealing features and prime location, this semi-detached house on St. Marks Street is a perfect choice for those looking to step onto the property ladder. Don't miss the chance to make this lovely house your new home.



## GROUND FLOOR

### Entrance Vestibule

Door to small porch leading into living room

### Lounge

16'6" x 12'4" (5.02m x 3.77m)

Window to front double glazed, radiator, stairs open plan

### Kitchen/Diner

8'0" x 12'4" (2.44m x 3.77m)

Fitted with a matching range of base and eye level units with worktop space over, sink with drainer, mixer tap and tiled splashbacks, double glazed window to rear, radiator, double door leading into the garden

## FIRST FLOOR

### Landing

### Bedroom 1

10'1" x 12'4" (3.07m x 3.77m)

Double glazed window to front, radiator, door.

### Bedroom 2

8'2" x 12'4" (2.49m x 3.77m)

Double glazed window to rear, radiator, door to:

### Bathroom

4'1" x 7'9" (1.25m x 2.35m)

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, door to:

## 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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Ground Floor



First Floor

