



## Chester Avenue, Dukinfield, SK16 5BR

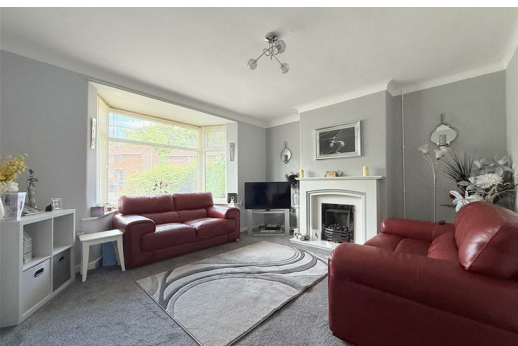
**Offers over £245,000**

Situated in a popular residential area of Dukinfield, this well-proportioned three bedroom semi-detached property offers an excellent opportunity for families and professionals alike, with convenient access to a range of local schools, amenities, and transport links. The accommodation is arranged over two floors and provides a practical and versatile layout.

To the ground floor, there is a welcoming hallway leading into a bright and spacious lounge featuring a bay window, allowing for plenty of natural light. The property also benefits from a separate dining room, ideal for family meals or entertaining, along with a fitted kitchen offering good storage and worktop space. In addition, there is space and plumbing in place for a downstairs WC, providing scope for further improvement.

To the first floor, the property comprises three bedrooms, two of which are generous doubles, along with a family bathroom.

Externally, the home is equally well served. To the front, there is a lawned garden alongside a driveway providing off-road parking. To the rear, the enclosed garden features a lawn and paved patio area, creating a pleasant outdoor space for relaxation or entertaining. The property also benefits from brick-built storage outbuildings to the side, offering useful additional storage space.



## GROUND FLOOR

### Hall

6'7" x 6'0" (2.00m x 1.82m)

Door to front, double glazed window to side, radiator, stairs leading to first floor, door to storage cupboard, doors leading to:

### Lounge

14'2" x 13'7" (4.33m x 4.14m)

Double glazed bay window to front, radiator, feature fireplace with inset living flame effect fire.

### Kitchen

10'6" x 8'3" (3.21m x 2.52m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, built-in oven, built-in hob with extractor hood over, double glazed window to rear, door to storage cupboard, open to rear hall, door leading to:

### Dining Room

10'6" x 8'2" (3.21m x 2.48m)

Double glazed window to rear, radiator.

### Rear Hall

Door leading out to side, open to:

### WC

Plumbing for wash hand basin and WC, double glazed window to side.

## FIRST FLOOR

### Landing

8'6" x 8'1" (2.58m x 2.47m)

Double glazed window to side, door to storage cupboard, doors leading to:

### Bedroom 1

12'3" x 11'5" (3.73m x 3.49m)

Double glazed window to front, doors to storage cupboard, radiator.

### Bedroom 2

10'6" x 13'3" (3.21m x 4.04m)

Double glazed window to rear, door to storage cupboard, radiator.

### Bedroom 3

8'2" x 8'1" (2.48m x 2.47m)

Double glazed window to side, door to storage cupboard, radiator.

### Bathroom

5'10" x 6'4" (1.78m x 1.92m)

Three piece suite comprising, panelled bath with shower over,

pedestal wash hand basin and low-level WC, tiled walls, double glazed window to side, radiator.

## OUTSIDE

Lawned garden and driveway to the front. Enclosed garden to the rear with lawn, paved patio area and brick built storage outbuildings to the side.

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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.

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Total area: approx. 91.9 sq. metres (988.9 sq. feet)

