



King Street, Dukinfield, SK16 4UA

Offers in the region of £170,000

---- 3D FLOORPLANS & VIRTUAL TOUR ---- Home Estate Agents are pleased to offer for sale this deceptively spacious two bedroom, two reception room mid terrace property, located within a convenient and popular residential area of Dukinfield, close to local amenities and transport links.

The well planned and spacious accommodation has been well cared for and recently redecorated and in brief the accommodation comprises of an entrance vestibule, living room, dining room and kitchen to the ground floor, whilst to the first floor there are two good sized bedrooms and a great sized bathroom/WC. The property is double glazed & central heated with a forecourt garden to the front and an enclosed garden to the rear, parking is available to the front and via a car park on the opposite side of the road.

Chain Free! Viewing Highly Recommended!



GROUND FLOOR

Entrance Vestibule

Front door, door to:

Lounge

12'6" x 13'1" (3.81m x 4.00m)

Double glazed window to front, radiator, feature electric fire, open plan to:

Dining Room

12'6" x 6'7" (3.81m x 2.00m)

Double glazed box window to rear, radiator, stairs to first floor, door to storage cupboard, door to:

Kitchen

12'10" x 6'1" (3.91m x 1.85m)

Fitted with a matching range of base and eye level units with worktop space over, twin bowl sink with mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer and cooker, window to side, window to rear, radiator, tiled floor, door.

FIRST FLOOR

Landing

Door to storage cupboard, doors to:

Bedroom 1

12'6" x 13'1" (3.82m x 4.00m)

Double glazed window to front, radiator.

Bedroom 2

12'6" x 6'9" (3.80m x 2.06m)

Double glazed window to rear, radiator.

Bathroom/WC

12'10" x 6'1" (3.91m x 1.85m)

Three piece comprising sunken bath with shower over, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to side, double glazed window to rear, radiator, tiled floor, door to storage cupboard.

OUTSIDE

Gardens

Forecourt garden to the front. Enclosed garden to rear mainly laid to lawn with paved patio area, timber shed.

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.



Total area: approx. 77.0 sq. metres (828.8 sq. feet)

