



Lyne Edge Crescent, Dukinfield, SK16 5HD

Price £170,000

Make us an offer on this family sized three bedroom end mews property offering fantastic potential of and provides deceptively sized living accommodation of which only a full personal inspection will fully reveal.

Located on a popular road in Dukinfield the property offers well planned family sized accommodation that briefly comprises: To the ground floor entrance hallway, lounge, dining room and kitchen to the ground floor. Whilst to the first floor there are three good sized bedrooms, shower room and a separate WC. To the outside the property has excellent sized gardens to both the front and rear. The property is further complemented by Upvc double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers!

No Chain Involved! - Quiet Location - Viewing Highly Recommended!



GROUND FLOOR

Entrance Hall

Upvc double glazed front door, window to front, stairs to first floor, radiator.

Lounge

11'3" x 12'0" (3.42m x 3.66m)

Window to front, TV aerial point, fitted fire (untested) arch to dining room and radiator.

Dining Room

10'0" x 9'1" (3.05m x 2.76m)

Window to rear, radiator.

Kitchen

10'0" x 10'4" (3.05m x 3.15m)

Window to rear, door to rear garden fitted units with single drainer sink unit, storage cupboard, space for cooker and fridge freezer.

FIRST FLOOR

Landing

Access to roof void

Bedroom 1

12'2" x 11'3" (3.71m x 3.42m)

Window to front, radiator.

Bedroom 2

9'1" x 13'5" (2.76m x 4.10m)

Window to rear, radiator.

Bedroom 3

8'10" x 7'10" (2.69m x 2.38m)

Window to front, radiator.

Shower Room

Window to rear, fitted shower cubicle, pedestal wash hand basin.

WC

Window to rear, Low level WC

OUTSIDE

Gardens

Gardens front and rear, brick built shed to rear garden.

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. 77.3 sq. metres (831.5 sq. feet)

