



Newbold Close, Dukinfield, SK16 4SP

Offers over £210,000

A well maintained and deceptively spacious three bedroom end mews property, offered for sale with no vendor chain and ideally positioned in a popular and convenient area of Dukinfield. Located just a short distance from a range of local amenities, reputable schools, excellent transport links and the green open spaces of Dukinfield Park, this property offers a fantastic opportunity for a range of buyers including families, first-time buyers and professionals alike.

Internally, the property is well presented throughout and comprises an entrance hall, a handy downstairs WC, a spacious lounge filled with natural light, and a generous kitchen/diner to the rear which benefits from French doors opening out to the garden—perfect for indoor-outdoor living and entertaining.

To the first floor are three well proportioned bedrooms, including a spacious main bedroom with an en-suite shower room, and a contemporary family bathroom serving the remaining bedrooms.

Externally, the property boasts an attractive split-level rear garden with a paved patio, lawned area with mature planted borders, and steps leading to a raised decking area ideal for relaxing or dining outdoors.

Communal parking is situated adjacent to the property and includes a private allocated parking space as well as additional visitor parking. The home benefits from a quiet position within a well-regarded residential development. ****Viewing Highly Recommended****



GROUND FLOOR

Entrance Hall

Door to front, radiator, doors leading to:

WC

Two piece suite comprising, pedestal wash hand basin and low-level WC, radiator, double glazed window to front.

Lounge

17'5" x 15'8" (5.30m x 4.78m)

Double glazed window to front, two radiators, stairs leading to first floor, door leading to:

Kitchen/Diner

8'11" x 15'8" (2.72m x 4.78m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, door to storage cupboard, radiator, double glazed French doors leading out to rear garden.

FIRST FLOOR

Landing

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

Bedroom 1

13'8" x 9'1" (4.16m x 2.77m)

Double glazed window to front, radiator, door leading to:

En-suite

Three piece suite comprising vanity wash hand basin, shower enclosure and low-level WC, radiator.

Bedroom 2

10'2" x 8'6" (3.10m x 2.59m)

Double glazed window to rear, radiator.

Bedroom 3

8'8" x 6'3" (2.64m x 1.91m)

Double glazed window to front, radiator.

Bathroom

5'7" x 6'3" (1.70m x 1.91m)

Three piece suite comprising panelled bath with hand shower attachment, vanity wash hand basin and low-level WC, part tiled walls, double glazed window to rear, radiator.

OUTSIDE

Communal parking area with allocated parking space and visitors parking available. Enclosed split level garden to the rear with paved patio, lawn area with planted borders and steps leading up to decking area.

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.

WWW.HOME EA.CO.UK

