



St. Marks Street
Dukinfield, SK16 4PH
Offers over £200,000

This well-presented three-bedroom mid-mews home is perfectly suited to a young couple or growing family. Tucked away in a sought-after cul-de-sac in Dukinfield, the property offers a peaceful setting while remaining conveniently close to well-regarded schools, local amenities, and excellent transport links, making commuting and daily life a breeze.

The ground floor features a welcoming lounge filled with natural light, creating a cosy and inviting space to relax. To the rear, a spacious kitchen/diner provides the ideal setting for family meals or entertaining guests, with ample room for dining furniture and direct access to the garden, adding to the home's functionality and flow.

Upstairs, there are three generously sized bedrooms, offering flexible accommodation for children, guests, or even a home office. The stylish family bathroom is well-appointed and tastefully finished, providing a comfortable and practical space for daily routines.

Externally, the property boasts an allocated parking space to the front, ensuring convenience at all times. To the rear, a larger-than-average enclosed garden offers a private and low-maintenance outdoor retreat. With a decked seating area, it's a perfect spot for summer barbecues, morning coffee, or simply unwinding at the end of the day.

This charming property combines modern living with a great location and is ready for its new owners to move in and make it their own. Early viewing is highly recommended.



GROUND FLOOR

Lounge 12'9" x 14'10" (3.88m x 4.52m)
Door and double glazed window to front, laminate flooring, radiator, glass panel staircase to first floor, door to understairs storage cupboard, door to:

Kitchen/diner 10'0" x 14'9" (3.05m x 4.52m)
Double glazed window to rear, fitted with a range of wall and base units with worksurface over, inset sink and drainer with mixer tap, tiled splashbacks, built in oven and hob with extractor over, plumbing for washing machine, space for fridge/freezer, laminate flooring, contemporary vertical radiator, double doors to rear garden.

FIRST FLOOR

Landing
Access to loft, doors to:

Master Bedroom 12'3" x 8'5" (3.73m x 2.56m)
Double glazed window to front, built in fitted bedroom furniture, radiator.

Bedroom 2 11'0" x 8'5" (3.35m x 2.56m)
Double glazed window to rear, radiator.

Bedroom 3 9'1" x 6'1" (2.76m x 1.86m)
Double glazed window to front, radiator.

Bathroom
Double glazed window to rear, fitted with a three piece suite comprising panelled bath with shower over, vanity wash hand basin and low level WC, tiled walls, clad ceiling, radiator.

OUTSIDE

Allocated parking space to the front with steps up to the front door. Enclosed generous low maintenance garden to the rear with large decking area perfect for entertaining.

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

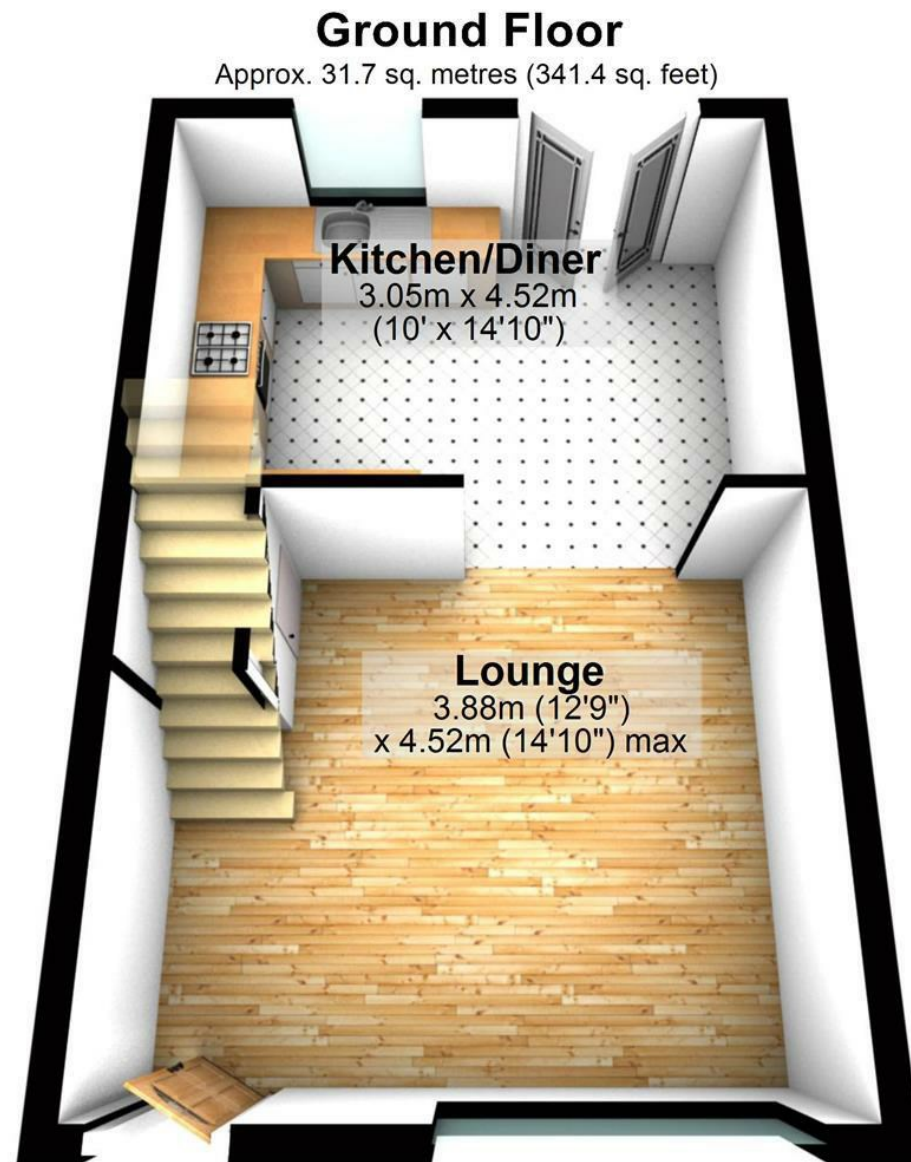
measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

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

Approx. 31.7 sq. metres (341.4 sq. feet)

Kitchen/Diner
3.05m x 4.52m
(10' x 14'10")

Lounge
3.88m (12'9")
x 4.52m (14'10") max

Total area: approx. 63.9 sq. metres (688.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC