



Cheetham Hill Road, Dukinfield, SK16 5JZ

Price £230,000

Nestled on the charming Cheetham Hill Road in Dukinfield, this delightful semi-detached house, built in 1935, offers a perfect blend of character and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The house features a well-appointed bathroom, ensuring convenience for all residents. Additionally, the property benefits from parking for one vehicle, a valuable asset in this desirable area.

Surrounded by local amenities and excellent transport links, this home is perfectly situated for both work and leisure. Whether you are looking to enjoy the vibrant community or simply relax in your own space, this property on Cheetham Hill Road is a wonderful opportunity not to be missed.



GROUND FLOOR

Entrance Hall

14'8" x 6'7" (4.48m x 2.00m)

Stairs, door to:

Living Room

11'0" x 11'0" (3.35m x 3.35m)

Window to front, door to:

Dining Room

10'0" x 10'2" (3.04m x 3.09m)

Door to:

Kitchen

8'0" x 6'0" (2.44m x 1.83m)

Window to rear, open plan, door to:

Conservatory

12'0" x 10'2" (3.66m x 3.09m)

Window to rear, two windows to side, double door, door.

FIRST FLOOR

Landing

7'8" x 6'7" (2.34m x 2.00m)

Bedroom 1

10'0" x 11'0" (3.04m x 3.35m)

Window to front, door to:

Bedroom 2

11'0" x 10'2" (3.35m x 3.09m)

Window to rear, door to:

Bedroom 3

7'0" x 6'0" (2.13m x 1.83m)

Window to rear, door to:

Bathroom

6'0" x 5'2" (1.83m x 1.57m)

Window to side, door to:

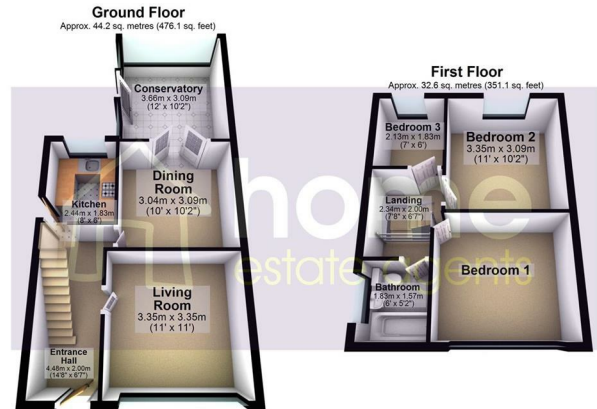
DISCLAIMER

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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Total area: approx. 76.9 sq. metres (827.3 sq. feet)

