



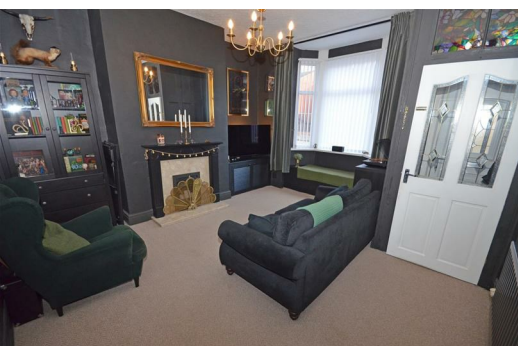
Dukinfield Road, Hyde, SK14 4QD

Offers over £170,000

Immaculately presented is this deceptively spacious two bedroom mid terraced property offering ready to move into accommodation of which only a full personal inspection will fully reveal.

The property is conveniently located on Dukinfield Road with well planned accommodation that briefly comprises: Entrance vestibule, lounge and superbly sized fitted dining kitchen to the ground floor, whilst to the first floor there are two excellent sized bedrooms and great sized four piece bathroom/WC. To the outside the property benefits from off road parking to the rear, forecourt garden to the front and with a good sized courtyard area and lawned garden with driveway area. The property further benefits from Upvc double glazing and gas central heating and an early viewing is strongly recommended!

Lovely Property Throughout - View Early to Avoid Disappointment!



GROUND FLOOR

Porch

Upvc double glazed front door and partially glazed door to the lounge.

Lounge

14'1" x 14'4" (4.30m x 4.37m)

Good sized bay window to front with window seat, fitted feature fire surround with fire inset, radiator.

Inner Hallway

Stairs to the first floor, open plan to the dining kitchen and door to lounge.

Kitchen/Dining Room

12'2" x 14'4" (3.72m x 4.37m)

Impressive contemporary fitted kitchen with a matching range of base and wall units with work surfaces over with inset sink and mixer tap, fitted four ring electric hob with oven below and extractor hood above, integrated dishwasher, space for fridge/freezer, plumbing and space for automatic washing machine, large under stairs storage area, partially tiled walls, Upvc double glazed door to the rear elevation, Upvc double glazed window to the rear, decorative flooring, radiator.

FIRST FLOOR

Landing

Large landing with doors to the two bedrooms and bathroom/WC

Bedroom 1

11'8" x 14'4" (3.55m x 4.37m)

Great Sized master bedroom with window to front, dado rail, ceiling cornices, decorative wood panelled effect walls, radiator.

Bedroom 2

12'2" x 7'2" (3.72m x 2.19m)

Window to rear, radiator.

Bathroom/WC

Great sized four piece contemporary bathroom suite comprising panelled, separate corner shower cubicle with mixer shower, pedestal wash hand basin, low level WC, Upvc double glazed window to the rear and radiator.

OUTSIDE

Gardens & Driveway

To the front is a forecourt garden with walled boundaries, whilst to the rear is a an enclosed court yard with walled boundaries and gate to the rear leading to the parking space and good sized lawned garden area with fenced boundaries.

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. 78.9 sq. metres (849.1 sq. feet)

