home estate agents

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Chapel Street, Dukinfield, SK16 4QH

Offers over £199,950

Situated in a sought-after area of Dukinfield, this two-bedroom mid-terraced property offers well proportioned accommodation, a useful loft room and a good-sized rear garden, making it an appealing choice for first-time buyers, couples and growing families alike.

The property is conveniently positioned close to Dukinfield town centre, where a range of local amenities, shops and everyday conveniences can be found. Well placed for nearby schools and transport links, the location also provides easy access to surrounding towns and commuter routes.

Internally, the accommodation begins with an entrance hall leading through to a welcoming lounge, providing a comfortable space to relax. To the rear, the kitchen is complemented by a separate utility area, offering additional practicality and useful space for household appliances.

To the first floor are two double bedrooms, both offering ample space for bedroom furniture, alongside a family bathroom. A staircase leads to the second floor loft room, providing valuable additional space.

Externally, the property features an artificial lawned forecourt garden to the front, providing an attractive, low-maintenance approach. To the rear is an enclosed, good-sized garden, offering plenty of outdoor space for relaxing, entertaining and enjoying the warmer months.

Offering a popular location, two double bedrooms, a versatile loft room and generous outdoor space, this property is well worth an internal viewing.







GROUND FLOOR

Hall
13'0" x 2'10" (3.96m x 0.87m)
Door to front, radiator, stairs leading to first floor, doors leading to:

Lounge
11'10" x 13'0" (3.61m x 3.96m)
Double glazed window to front, feature fireplace, radiator.

Kitchen
8'1" x 10'6" (2.46m x 3.21m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, built-in eye level oven, built-in hob with extractor hood over, double glazed window to rear, radiator, door leading out to rear garden, open to:

Utility
Plumbing for washing machine, space for tumble dryer, window to rear.

FIRST FLOOR

Landing
14'10" x 5'2" (4.52m x 1.57m)
Double glazed window to rear, stairs leading to second floor, doors leading to:

Bedroom 1
11'10" x 10'4" (3.61m x 3.15m)
Double glazed window to front, radiator.

Bedroom 2
7'11" x 11'0" (2.41m x 3.36m)
Double glazed window to rear, radiator.

Bathroom
5'6" x 6'1" (1.68m x 1.85m)
Three piece suite comprising, bath with shower over, vanity wash hand basin and low-level WC, double glazed window to front, radiator.

SECOND FLOOR

Landing
6'0" x 6'7" (1.82m x 2.00m)
Door leading to:

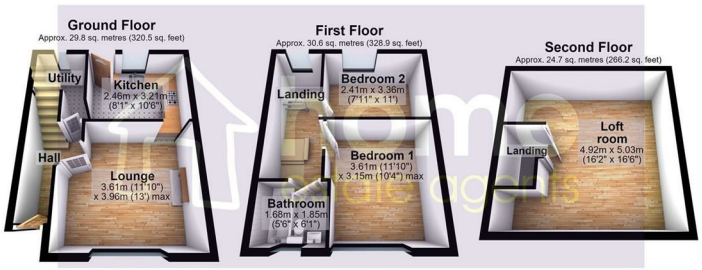
Loft room
16'2" x 16'6" (4.92m x 5.03m)
Two velux windows, radiator.

OUTSIDE
Artificial lawned forecourt garden to the front. Enclosed good sized garden to the rear with artificial lawn and decked 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.

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Total area: approx. 85.1 sq. metres (915.5 sq. feet)







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