



Willow Close
Dukinfield, SK16 5ES
Offers over £215,000

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Nestled in the charming area of Willow Close, Dukinfield, this delightful mews house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house features a shower room, designed for both convenience and comfort. The front garden adds a touch of greenery and curb appeal, while the rear garden offers a private outdoor space, perfect for enjoying sunny days or hosting barbecues with family and friends.

GROUND FLOOR

Hallway

Composite door to front, radiator, stairs to first floor, understairs storage cupboard, doors to:

Lounge 12'6" x 11'10" (3.82m x 3.61m)

Double glazed window to front, radiator, open plan to:

Kitchen/Diner 8'6" x 18'0" (2.60m x 5.49m)

Double glazed window to rear, laminate flooring, fitted with a new kitchen comprising of high gloss wall and base units with worksurface over, inset sink and drainer with mixer tap, built in oven and hob with extractor hood over, tiled splashbacks, inset ceiling downlights, radiator, double doors to rear garden.

FIRST FLOOR

Landing

Access to loft, doors to:

Master Bedroom 11'9" x 13'6" (3.59m x 4.11m)

Double glazed window to front, radiator.

Bedroom 2 9'2" x 11'4" (2.79m x 3.45m)

Double glazed window to rear, radiator.

Bedroom 3 7'11" x 8'7" (2.42m x 2.61m)

Double glazed window to front, radiator.

Shower Room

Two double glazed windows to rear,

walk-in shower, combination vanity wash hand basin and WC, laminate flooring, tiled walls, inset ceiling downlights, radiator.

OUTSIDE

Garden fronted. Enclosed garden to rear with gravelled area, steps leading up to further lawned area with borders. Brick outbuilding.

Please note these photos are from before it was rented out

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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.

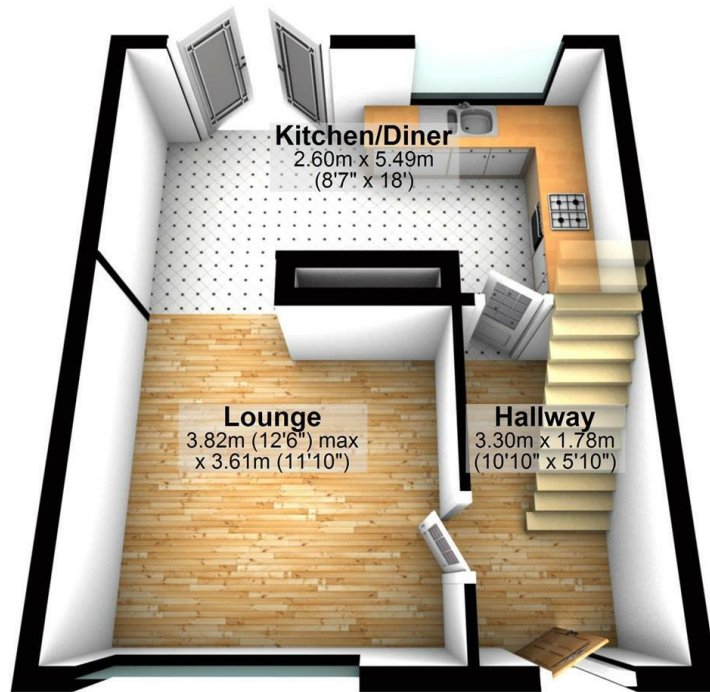
Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of

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.



Ground Floor

Approx. 34.6 sq. metres (372.1 sq. feet)



Total area: approx. 73.3 sq. metres (789.3 sq. feet)

First Floor

Approx. 38.8 sq. metres (417.2 sq. feet)

