



## Rowan Crescent, Dukinfield, SK16 5ET

**Offers over £185,000**

This three bedroom mid mews property is offered for sale with no vendor chain, presenting an excellent opportunity for a smooth and straightforward purchase. Situated in a popular residential location, the home is within easy reach of well-regarded primary schools, local amenities and convenient transport links, making it ideally suited to first time buyers or those looking to put their own stamp on a property.

The accommodation is well proportioned throughout, comprising an entrance hallway leading into a spacious lounge and dining area, providing a versatile living space ideal for both relaxing and entertaining. The kitchen is positioned to the rear, offering ample potential for modernisation to suit individual tastes and requirements.

To the first floor, there are three bedrooms, two of which are comfortable doubles, along with a shower room.

Externally, the property benefits from a lawned garden to the front, while to the rear there is an enclosed garden featuring a paved patio area and lawn, providing a private outdoor space suitable for a variety of uses.

Overall, this property offers fantastic potential in a sought-after location and early viewing is highly recommended to fully appreciate the opportunity on offer.



## GROUND FLOOR

### Hallway

Door to front, stairs to first floor, door leading to:

### Lounge/Dining Room

21'6" x 11'9" (6.55m x 3.58m)

Double glazed bow window to front, two radiators, double glazed sliding patio door opening to rear garden, door leading to:

### Kitchen

10'0" x 8'9" (3.06m x 2.67m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, space for cooker, double glazed window to rear, door leading out to rear.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1

12'2" x 11'1" (3.70m x 3.39m)

Double glazed window to front, radiator.

### Bedroom 2

9'1" x 11'8" (2.76m x 3.56m)

Double glazed window to rear, radiator.

### Bedroom 3

7'4" x 8'7" (2.23m x 2.62m)

Double glazed window to front, radiator.

### Shower Room

Three piece suite comprising, shower enclosure, pedestal wash hand basin and low-level WC, part tiled walls, two double glazed windows to rear, radiator.

## OUTSIDE

Lawned garden to the front. Enclosed garden to the rear with paved patio and lawn areas.

## DISCLAIMER

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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. 76.6 sq. metres (824.5 sq. feet)

