



Lodge Lane, Dukinfield, SK16 5JG

Price £210,000

Offering great sized living accommodation is this "Chain Free" three bedroom end mews property with parking for two/three cars to the front and with a superbly sized garden to the rear.

The property has been well cared for over the years and provides fantastic potential for any discerning purchaser with accommodation that briefly comprises: Entrance porch, entrance hallway, lounge and a dining kitchen to the the ground floor, whilst to the first floor there are three bedrooms and a shower room/WC. The property is Upvc double glazed with electric storage and gas fire heating being the current the heating system but with gas laid on for the installation of gas central heating if required or heat pump dependent on your preferences. As previously mentioned the property has parking to the front for two/three vehicles provided by a decorative imprinted concrete driveway and a fantastic sized garden to the rear. A an early viewing is strongly recommended!

"Chain Free" View Today



GROUND FLOOR

Porch

Upvc double glazed door with two windows to side and window to front, door to hallway.

Hall

Stairs to the first floor, electric meter cupboard, door to the lounge.

Lounge

12'10" x 14'9" (3.92m x 4.50m)

Upvc double glazed window to front, feature stone fireplace with gas fire inset (untested) wall light points, TV aerial point.

Kitchen/Dining Room

9'9" x 14'9" (2.98m x 4.50m)

Fitted with a base unit incorporating a single drainer sink unit and work tops over, Upvc double glazed window to rear, recess storage cupboard, under stairs storage cupboard with gas meter, fitted gas fire (untested) instantaneous gas water heater, Upvc double glazed door to the great sized rear garden.

FIRST FLOOR

Landing

Window to side, loft hatch, storage heater.

Bedroom 1

13'1" x 10'8" (3.98m x 3.25m)

Upvc double glazed window to front.

Bedroom 2

9'7" x 12'3" (2.92m x 3.73m)

Upvc double glazed window to rear, storage heater, TV aerial point, airing cupboard.

Bedroom 3

8'0" x 6'9" (2.45m x 2.07m)

Upvc double glazed window to front.

Shower Room

Fitted shower cubicle, pedestal wash hand basin, low level WC, Upvc double glazed window to rear, tiled walls.

OUTSIDE

Gardens & Driveway

To the front of the property there is parking to the front for two/three vehicles provided by a decorative imprinted concrete driveway which continues to the walkway to the side and the rear garden which in turn leads to the fantastic sized garden to the rear, being mainly lawn with flower and herbaceous borders, large paved patio area, two outside storage cupboards and 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.

