



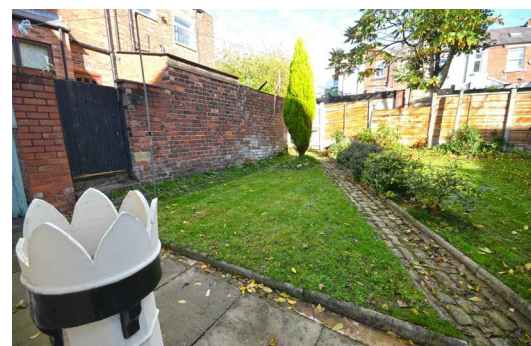
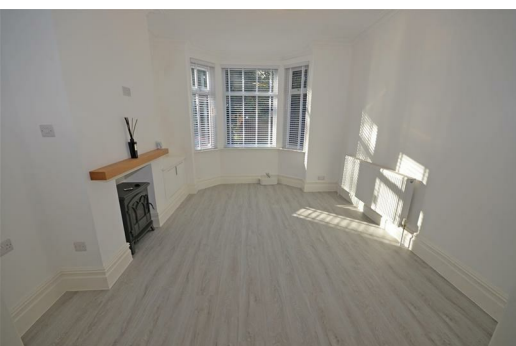
Grenville Street, Dukinfield, SK16 4TE

Offers in the region of £248,000

Immaculately presented and impressively sized is this ready to move into three bedroom mid terraced property offering family sized accommodation, being newly carpeted/laminate flooring and newly decorated throughout and located in a quiet position overlooking Dukinfield Park with only a full personal inspection fully revealing the quality and size of property that is on offer.

The property has undergone an extensive modernisation over the years and is certainly a credit to the current owners with well planned accommodation that briefly comprises: To the ground floor, entrance hall, excellent sized lounge and separate dining room with patio doors to the rear garden, superbly sized fitted kitchen with and under stairs storage cupboard. s shower room. To the first floor there are three excellent sized bedrooms (two with fitted wardrobes) and a recently refitted bathroom suite. The property is bright and airy throughout and is Upvc double glazed and gas central heated with a lovely forecourt garden to the front and enclosed decked patio area with a sunny aspect and a separate garden plot to the rear, all in all a fantastic property throughout and with the added benefit of being Chain Free!

Immaculate Presented - Viewing Highly Recommended!



GROUND FLOOR

Hall

Double glazed front door, stairs to the first floor, laminate wooden floor, radiator.

Lounge

15'0" x 13'1" (4.57m x 4.00m)

Upvc double glazed bay window to front, laminate wooden floor, ceiling cornices, meter cupboard, TV aerial point, open plan to the dining room and radiator.

Dining Room

12'10" x 15'8" (3.91m x 4.77m)

Upvc double glazed patio double doors to the rear garden, laminate wooden floor, radiator.

Kitchen

13'4" x 8'9" (4.06m x 2.67m)

Great sized breakfast kitchen with Upvc double glazed box bay window to the side elevation and Upvc double glazed door to the side, breakfast bar to the dining area with under stairs storage a cupboard, whilst the kitchen area comprises of a matching range of base and wall units incorporating a 1 1/4 single drainer sink unit and work tops over, fitted four ring electric hob with double oven below and extractor hood, space and plumbing for automatic washing machine, space for fridge freezer, gas central heating boiler, part tiled walls, laminate wooden flooring, inset ceiling spotlights, radiator.

FIRST FLOOR

Landing

Newly carpeted, access to roof void.

Bedroom 1

12'6" x 16'1" (3.81m x 4.90m)

Matching range of fitted wardrobes, vanity unit and drawer units, two Upvc double glazed windows to front, new carpet, ceiling cornices and radiator.

Bedroom 2

12'10" x 9'11" (3.90m x 3.02m)

Fitted wardrobe and recess storage cupboard, new fitted carpet, Upvc double glazed window to rear, radiator.

Bedroom 3

7'8" x 8'9" (2.33m x 2.67m)

Upvc double glazed window to the side, radiator.

Bathroom/WC

Contemporary fitted white coloured suite with panelled bath with electric shower over, pedestal wash hand basin, low level WC, tiled walls, laminate wooden floor, Upvc double glazed window to the side, heated towel rail.

OUTSIDE

Gardens

Lovely forecourt garden to the front and enclosed decked patio area with a sunny aspect and a separate garden plot to the rear,

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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.

