home estate agents

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Hope Street, Dukinfield, SK16 4EB

Price £149,000

Offered for sale with no vendor chain, this two bedroom end terraced property presents an excellent opportunity for first-time buyers, investors, or those looking to put their own stamp on a home. Situated in a popular residential area of Dukinfield, the property is conveniently located within walking distance of a range of shops, amenities, cafés, and services within Dukinfield town centre, whilst also being within easy reach of Ashton-under-Lyne town centre, local schools, public transport links, and the motorway network, making it an ideal choice for commuters.

The accommodation is well proportioned throughout and briefly comprises an entrance vestibule, welcoming lounge, separate dining room offering ample space for family meals and entertaining, and a kitchen to the ground floor. To the first floor are two good sized bedrooms and a family bathroom. The property offers a practical layout with plenty of scope for a new owner to modernise and personalise to their own taste and requirements.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space for relaxing, outdoor dining, or gardening.

Combining generous living accommodation, outdoor space, and a highly convenient location, this property represents a fantastic opportunity for a variety of purchasers and early viewing is strongly recommended.







GROUND FLOOR

Entrance Vestibule
3'3" x 3'3" (0.99m x 0.99m)
Door to front, door leading to:

Lounge
12'0" x 14'9" (3.66m x 4.50m)
Double glazed window to front, feature fireplace, radiator, door leading to:

Hall
2'4" x 5'5" (0.72m x 1.65m)
Stairs leading to first floor, door leading to:

Dining Room
15'6" x 14'9" (4.73m x 4.50m)
Double glazed window to rear, radiator, door to storage cupboard, door leading to:

Kitchen
15'0" x 5'4" (4.58m x 1.63m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to side, door leading out to rear garden.

FIRST FLOOR

Landing
2'3" x 7'2" (0.68m x 2.18m)
Doors leading to:

Bedroom 1
12'1" x 14'9" (3.68m x 4.50m)
Double glazed window to front, radiator.

Bedroom 2
16'0" x 7'3" (4.88m x 2.21m)
Double glazed window to rear, door to storage cupboard, radiator.

Bathroom
10'2" x 7'2" (3.11m x 2.18m)
Three piece suite comprising, bath with shower over, pedestal wash hand basin and low-level WC, double glazed window to rear, radiator.

OUTSIDE
Enclosed garden to the rear with side gate access.

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. 86.6 sq. metres (931.9 sq. feet)





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