



Meadow Lane, Dukinfield, SK16 4AN

Offers over £165,000

Ideally located close to all amenities, transport links and shops is this delightful two bedroom impressive mid terraced property offering ready to move into accommodation of which only a full internal inspection will fully reveal.

The property has been well cared and much improved by the present owners and briefly comprises: Lounge with feature fire surround, inner hallway to the great sized fitted dining kitchen with appliances, whilst to the first floor there are two good great sized bedrooms and a contemporary bathroom/WC. The property further benefits from Upvc double glazing and gas central heating, boarded loft and a paved garden yard area with gate to rear communal walkway ensuring that this property will appeal to even the most discerning of purchasers.

Impressive Property - View Early To Avoid Disappointment!



GROUND FLOOR

Lounge

13'1" x 13'8" (3.99m x 4.17m)

Composite double glazed front door, Upvc double glazed window to front, fitted feature fire surround with fire inset, TV aerial point, radiator.

Inner Hallway

Stairs to the first floor.

Kitchen/Dining Room

13'6" x 13'8" (4.11m x 4.17m)

Double glazed window to the rear and fitted with a matching range of white base and eye level units with worktop space over, 1 1/4 single drainer sink, fitted four ring electric hob with extractor hood above and electric oven below, space for fridge freezer, plumbing and space for automatic washing machine, luxury vinyl tile flooring, part tiled walls, double glazed door to the rear garden, space for dining table, gas central heating boiler, inset ceiling spot lights and radiator.

FIRST FLOOR

Landing

Access to boarded roof void with pull down ladder.

Bedroom 1

13'1" x 13'8" (3.99m x 4.17m)

Upvc double glazed window to front, radiator.

Bedroom 2

13'6" x 8'2" (4.11m x 2.50m)

Upvc double glazed window to rear, radiator.

Bathroom/WC

Contemporary fitted bathroom suite in white with panelled bath with mixer shower over, pedestal wash hand basin, low level WC, Upvc double glazed window to rear, part tiled walls, radiator.

OUTSIDE

Garden

To the rear is an enclosed garden area being paved with walled boundaries and gate to the rear communal walkway.

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/herself 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.



Total area: approx. 68.3 sq. metres (735.1 sq. feet)

