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Anne Street, Dukinfield, SK16 4AL

Offers over £210,000

This well proportioned three bedroom mews property is ideally situated in a popular and well established residential area of Dukinfield, making it an excellent choice for first time buyers, couples and families alike. The property is conveniently positioned for a range of local schools, everyday amenities and transport links, providing easy access to the surrounding towns and motorway network. Dukinfield Park is also nearby, offering attractive open green space and pleasant walking routes, while Ashton-under-Lyne and Stalybridge town centres are both within easy reach, providing a wider selection of shops, cafés, restaurants and leisure facilities.

The accommodation offers well balanced living space throughout and briefly comprises an entrance hall leading into a spacious lounge, which flows openly into the dining room, creating a sociable environment ideal for both everyday family life and entertaining. The dining room benefits from doors leading into the conservatory, which provides a further reception area overlooking the rear garden and offers plenty of scope for a variety of uses. The kitchen completes the ground floor accommodation. To the first floor are three bedrooms, offering flexibility for family living, guest accommodation or those requiring a home office, together with a shower room.

Externally, the property enjoys a gated garden to the front, providing an attractive approach, while to the rear is an enclosed, paved garden offering a private and low-maintenance outdoor space, ideal for relaxing or outdoor dining. Further benefits include a garage located in a separate block, providing useful additional storage or secure parking. An appealing home in a convenient location, close to local amenities and transport connections.







GROUND FLOOR

Hall
6'7" x 4'5" (2.00m x 1.35m)
Door to front, stairs leading to first floor, door leading to:

Lounge
12'9" x 11'10" (3.89m x 3.60m)
Double glazed window to front, feature fireplace with electric fire, radiator, open plan to:

Dining Room
10'11" x 7'6" (3.33m x 2.29m)
Radiator, double glazed sliding door leading to conservatory, door leading to:

Kitchen
10'11" x 6'9" (3.33m x 2.07m)
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, built-in oven, built-in hob with extractor hood over, double glazed window to rear, door to under stairs storage cupboard.

Conservatory
7'9" x 7'4" (2.35m x 2.23m)
Double glazed windows to sides, radiator, door leading out to rear garden.

FIRST FLOOR

Landing
Door to storage cupboard, doors leading to:

Bedroom 1
13'0" x 8'6" (3.96m x 2.59m)
Double glazed window to front, radiator, built-in wardrobes.

Bedroom 2
10'8" x 8'6" (3.26m x 2.59m)
Double glazed window to rear, radiator.

Bedroom 3
8'8" x 6'5" (2.64m x 1.96m)
Double glazed window to front, radiator, door to storage cupboard.

Shower Room
5'4" x 6'3" (1.63m x 1.91m)
Three piece suite comprising, shower area, vanity wash hand basin and low-level WC, part tiled walls, double glazed window to rear, radiator.

OUTSIDE
Garden to the front. Enclosed paved garden to the rear. En-bloc garage at the end of the row.

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. 72.3 sq. metres (778.5 sq. feet)







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