



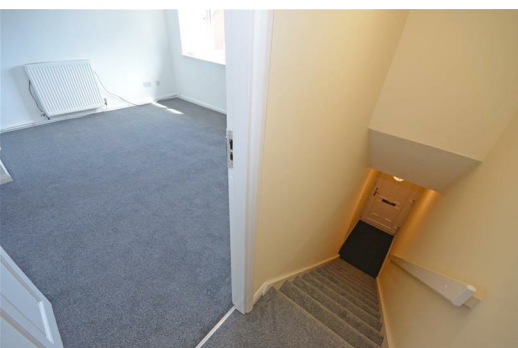
## St. Marks Street, Dukinfield, SK16 4PH

**Offers in the region of £100,000**

An impressive and immaculate one bedroom first floor apartment ideally located in this quiet yet convenient part of Dukinfield. Within walking distance to local amenities, including shops, cafes and excellent transport links and with a two minute walk to good local walks via the Huddersfield Narrow Canal.

The contemporary, well planned and deceptively sized accommodation has been well cared for and much improved by the present owner and briefly comprises: Entrance hallway, stairs to the first floor landing with access to the fantastically sized lounge, inner hallway leading to the new fitted kitchen, good sized bedroom and a contemporary bathroom/WC. The property is double glazed with gas central heating with parking that is made easy with parking to the front and rear with ample visitor parking available.

**Impressive Property - An early viewing is strongly recommended to avoid any disappointment!**





## GROUND FLOOR

### Hall

Upvc double glazed door to the front, stairs to the first floor.

## FIRST FLOOR

### Landing

Door to lounge.

### Lounge

11'0" x 13'7" (3.35m x 4.13m)

Window to front, new fitted carpet, TV aerial point, over stairs storage cupboard, radiator.

### Inner Hallway

### Kitchen

4'9" x 7'10" (1.46m x 2.40m)

Newly refitted with a matching range of base and wall units incorporating a single drainer stainless steel sink unit and worktops over, new fitted electric four ring hob and electric oven below, gas central heating boiler, new fitted flooring, window to rear, plumbing and space for automatic washing machine, part tiled walls and radiator.

### Bedroom 1

11'0" x 8'8" (3.35m x 2.63m)

Window to rear, new fitted carpet, radiator.

### Bathroom/WC

Contemporary fitted bathroom suite in white with panelled bath with electric shower, pedestal wash hand basin, low level WC, partially tiled walls, new fitted flooring and heated towel rail

## OUTSIDE

### Gardens & Parking

Gardens area and ample parking front and rear.

## 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.



Total area: approx. 36.7 sq. metres (394.8 sq. feet)

