



King Street
Dukinfield, SK16 4TY

Offers over £199,950



There's no agent like home

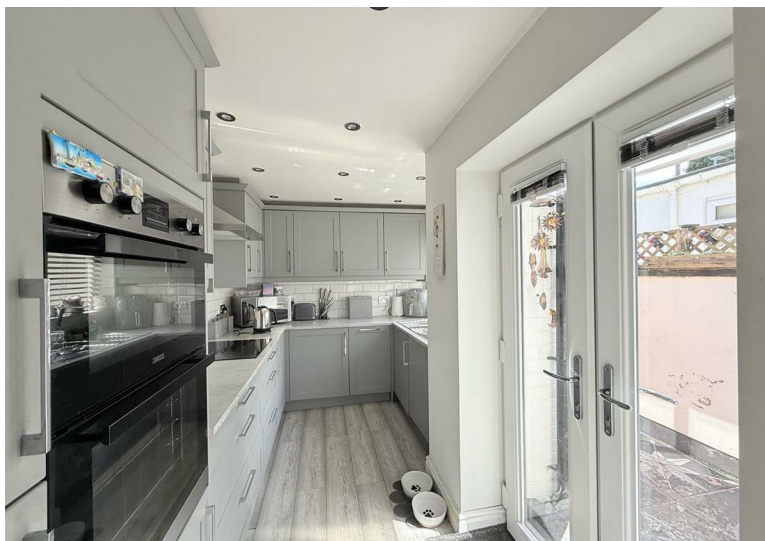
This stunning and thoughtfully extended two-bedroom mid-terrace home offers stylish and spacious living in a highly desirable area of Dukinfield. Perfectly positioned close to local shops, schools, and excellent transport links, it is also just a short stroll from Dukinfield Park and Dukinfield Cricket Club, making it ideal for both professionals and families.

An ideal home for first-time buyers, growing families, or those looking to downsize, this property blends character with modern comfort. Upon entering, you are welcomed into a bright entrance vestibule that leads through to a beautifully presented lounge, open plan to the dining area—creating a sociable and flowing living space. The modern fitted kitchen is well-equipped with contemporary units, integrated appliances and French doors that open out to the rear yard, allowing plenty of natural light and making it perfect for entertaining.

Upstairs, there are two generously sized bedrooms and a sleek, modern shower room fitted with high-quality fixtures and finishes.

Externally, the home boasts a gated forecourt garden to the front, enhancing its curb appeal. At the rear, there is a private enclosed yard with access to a right of way, leading to off-road parking. Beyond the parking space, you'll find an impressive, fully enclosed garden featuring a gravelled area with decorative planted borders, a lawn with further planting, and a raised decked seating area—ideal for relaxing or hosting guests in warmer months.

This property is move-in ready and offers a rare combination of indoor space, outdoor living, and a fantastic location. Viewing is essential to fully appreciate all that this lovely home has to offer.



GROUND FLOOR

Entrance Vestibule

Door to front, door leading to:

Lounge 12'10" x 13'2" (3.92m x 4.01m)

Double glazed window to front, feature fireplace with inset living flame effect fire, radiator, open plan to:

Dining Room 14'4" x 13'2" (4.37m x 4.01m)

Double glazed window to rear, feature inglenook fireplace, radiator, stairs leading to first floor, door to under stairs storage cupboard, door leading to:

Kitchen 13'11" x 8'7" (4.25m x 2.62m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, integrated fridge/freezer, integrated dishwasher, integrated washing machine, built-in double oven, built-in hob with extractor hood over, double glazed window to side, radiator, double glazed French doors leading out to rear.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1 12'10" x 13'2" (3.90m x 4.01m)

Double glazed window to front, radiator.

Bedroom 2 13'0" x 6'9" (3.97m x 2.07m)

Double glazed window to rear, radiator.

Bathroom 9'11" x 6'7" (3.03m x 2.01m)

Three piece suite comprising vanity wash hand basin, shower area and low-level WC, tiled walls, tiled floor, double glazed window to rear, heated towel rail.

OUTSIDE

Gated forecourt garden to the front. Enclosed yard area to the rear with access to right of way. Off road parking beyond and further enclosed garden mainly laid to lawn with gravelled area and decked area to the top with planted borders.

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. 73.6 sq. metres (792.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 