



Armadale Road, Dukinfield, SK16 5AG

Offers in the region of £205,000

Located in a popular part of Dukinfield and backing onto Blocksages playing fields is family sized three bedroom semi detached property offering deceptively spacious living accommodation of which only a full personal inspection will fully reveal.

The well planned and spacious family sized accommodation briefly comprises to the ground floor: Entrance hall, lounge and fitted dining kitchen whilst to the first floor there are three double bedrooms and a contemporary refitted bathroom/WC. To the outside the property benefits from a great sized garden to the front with potential to create off road parking if required (Subject to Planning Permission), whilst to the rear is a lovely sized garden with open aspect to Blocksages Playing fields. The property further benefits from Upvc double glazing and gas central heating and is offered chain free and an early viewing is strongly recommended!

Great Family Sized Property - Viewing Recommended!



GROUND FLOOR

Hall

Composite double glazed front door, new carpet, stairs to the first floor.

Lounge

11'1" x 14'6" (3.39m x 4.42m)

Upvc double glazed window to the front, TV aerial point, new fitted carpet and radiator.

Kitchen/Dining Room

9'1" x 17'7" (2.76m x 5.37m)

Three Upvc double glazed windows to rear flooding the room with light, matching range of fitted base and wall units incorporating a single drainer sink unit and worktops over, space for cooker with extractor hood, space and plumbing for the automatic washing machine and dishwasher, gas central heating boiler, space for large American style fridge, part tiled walls, composite door to the side elevation, door to the deep under stairs storage cupboard, wood effect flooring, inset ceiling spot lights and radiator.

FIRST FLOOR

Landing

Upvc double glazed window to the side, access to roof void.

Bedroom 1

9'1" x 10'11" (2.77m x 3.34m)

Upvc double glazed window to the front, new fitted carpet and radiator.

Bedroom 2

11'8" x 9'6" (3.56m x 2.90m)

Upvc double glazed window to the rear, laminate wooden floor, views over Blocksages playing fields, and radiator.

Bedroom 3

8'6" x 7'9" (2.60m x 2.37m)

Upvc double glazed window to the rear, laminate wooden floor, views over Blocksages playing fields, and radiator.

Bathroom/WC

Contemporary refitted bathroom suite with L shaped panelled bath with mixer shower over and shower screen, vanity wash hand basin, low level WC, Upvc double glazed window to side, tiled walls, storage cupboard and heated towel rail.

OUTSIDE

Gardens

To the outside the property benefits from a great sized garden to the front with potential to create off road parking if required (Subject to Planning Permission), whilst to the rear is a lovely sized garden with open aspect to Blocksages Playing fields.

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.

