



Boys Walk  
Dukinfield, SK16 4AU

Offers over £185,000

Selling a three-bedroom semi-detached property with no vendor chain, ideally positioned in a peaceful and well-regarded area of Dukinfield. The location offers excellent convenience, with easy access to bus and train stations, local shops, supermarkets, and highly regarded schools, as well as nearby parks and playing fields perfect for leisure and recreation. This property represents an exciting opportunity for buyers looking to put their own stamp on a home, whether as a first step on the property ladder, a family upgrade, or an investment project.

The accommodation includes an entrance hall leading to a bright lounge, a kitchen, and a practical wet room on the ground floor. To the first floor are three generously sized bedrooms, offering flexible living arrangements for families, couples, or those needing a home office space or hobby room.

Externally, the property benefits from an enclosed and gated lawned garden to the front, adding privacy and curb appeal. To the rear, an enclosed garden, mainly laid to lawn with a paved patio area, provides the perfect setting for outdoor entertaining, gardening, or simply relaxing in the sunshine. With its sought-after location and scope for improvement, this property offers fantastic potential to create a stylish and comfortable home tailored to your needs. **\*\*Viewing Highly Recommended\*\***



## GROUND FLOOR

### Entrance Hall

Door to front, stairs leading to first floor, door leading to:

### Lounge 11'4" x 14'9" (3.45m x 4.49m)

Double glazed window to front, feature fireplace with inset living flame effect fire, door to storage cupboard, door leading to:

### Kitchen 9'1" x 13'2" (2.77m x 4.02m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with taps, plumbing for washing machine, space for fridge/freezer, space for tumble dryer, space for cooker, double glazed window to rear, electric radiator, door leading out to rear garden.

### Wet Room 8'8" x 4'4" (2.64m x 1.32m)

Wet room fitted with shower area, wall mounted wash hand basin and low-level WC, double glazed window to rear, radiator.

## FIRST FLOOR

### Landing

Double glazed window to side, doors leading to:

### Bedroom 1 7'11" x 17'10" (2.42m x 5.44m)

Two double glazed windows to front, radiator.

### Bedroom 2 12'0" x 9'4" (3.66m x 2.85m)

Double glazed window to rear, radiator.

### Bedroom 3 9'0" x 8'2" (2.74m x 2.48m)

Double glazed window to rear, radiator.

## OUTSIDE

Enclosed lawned garden to the front with gated access. Enclosed garden to the rear mainly laid to lawn and paved patio area.

## 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

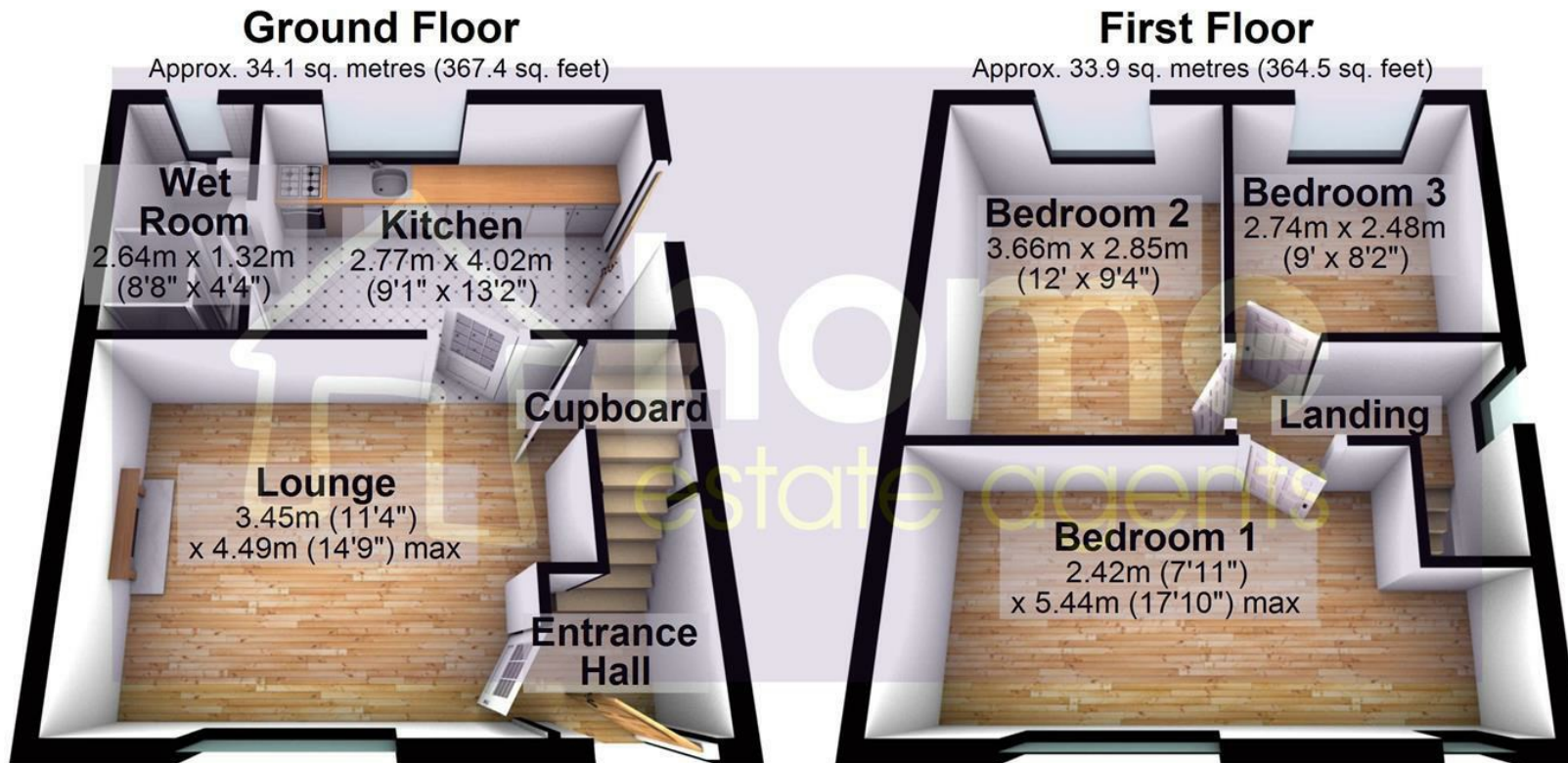
necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

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. 68.0 sq. metres (731.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 