home estate agents

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King Street, Dukinfield, SK16 4TY

Offers in the region of £185,000

This very well presented two-bedroom mid terraced property is situated in a highly desirable area of Dukinfield, offering an excellent opportunity for first-time buyers, downsizers, or those seeking a home ready to move straight into. Conveniently positioned close to a range of local shops, well-regarded schools and excellent transport links, the property is also just a short walk from Dukinfield Park and Dukinfield Cricket Club, providing fantastic leisure and recreational facilities nearby.

The accommodation comprises an entrance vestibule, a welcoming lounge, and a bright and airy modern fitted kitchen/diner to the ground floor. To the first floor are two well-proportioned bedrooms and a stylish shower room.

Externally, there is a forecourt garden to the front, while to the rear is an enclosed paved yard with gated access leading to a right of way. Beyond this is the added benefit of off-road parking and a further enclosed garden featuring a lawned area and raised decked seating space, perfect for relaxing, entertaining and enjoying the outdoors.

Combining attractive accommodation with a sought-after location, this is a superb home that is sure to appeal to a wide range of purchasers.

GROUND FLOOR

Entrance Vestibule
2'10" x 3'10" (0.86m x 1.17m)
Door to front, door leading to:

Lounge
12'10" x 12'11" (3.92m x 3.94m)
Double glazed window to front, radiator, feature fireplace with inset living flame effect fire, door leading to:

Kitchen/Diner
14'10" x 9'11" (4.53m x 3.02m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, integrated fridge/freezer, plumbing for washing machine and dishwasher, built-in eye level double oven, built-in hob with extractor hood over, double glazed window to rear, ceiling skylight, door leading to pantry storage cupboard, stairs leading to first floor, door leading out to rear garden.

FIRST FLOOR

Landing
Doors leading to:

Bedroom 1
12'8" x 12'11" (3.85m x 3.94m)
Double glazed window to front, radiator.

Bedroom 2
13'1" x 6'0" (3.99m x 1.83m)
Double glazed window to rear, radiator.

Shower Room
9'7" x 6'7" (2.93m x 2.01m)
Three piece suite comprising shower area, vanity wash hand basin and low-level WC, tiled walls, double glazed window to rear, heated towel rail.

OUTSIDE
Forecourt garden to the front. Enclosed paved yard area to the rear with gated access leading to right of way. Off road parking and further enclosed garden beyond with lawn and raised decked seating 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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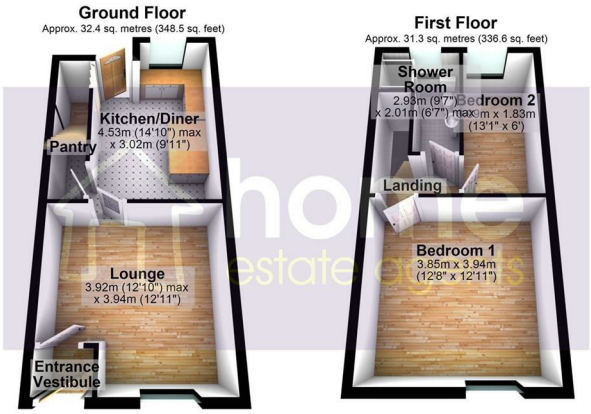

Total area: approx. 63.6 sq. metres (685.0 sq. feet)