



## Queensway, Dukinfield, SK16 5BX

**Offers over £190,000**

Family sized three bedroom semi detached property with a driveway for three vehicles and a good sized garden to the rear and also provides deceptively sized living accommodation of which only a full personal inspection will fully reveal.

Located on a popular cul de sac in Dukinfield the property offers well planned family sized accommodation that briefly comprises: To the ground floor: Entrance hallway, lounge and a great sized fitted dining kitchen with an adjacent store room and utility room. Whilst to the first floor there are three good sized bedrooms and a family bathroom/WC. To the outside the property has excellent sized gardens to both the front and rear with good sized driveway to the front. The property is further complemented by Upvc double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers!

No Chain Involved! - Quiet Cul De Sac location - Viewing Highly Recommended!





## GROUND FLOOR

### Entrance Hall

### Lounge

11'11" x 13'0" (3.62m x 3.95m)

### Kitchen/Dining Room

9'10" x 19'3" (3.00m x 5.88m)

### Store Room

16'6" x 5'9" (5.05 x 1.76)

### Utility Area

9'1" x 5'9" (2.78m x 1.76m)

## FIRST FLOOR

### Landing

### Bedroom 1

11'11" x 6'7" (3.62m x 2.00m)

### Bedroom 2

9'10" x 11'7" (3.00m x 3.54m)

### Bedroom 3

7'10" x 8'11" (2.40m x 2.72m)

### Shower Room

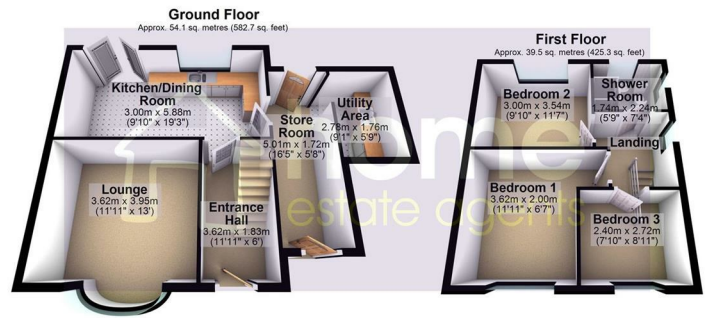
## OUTSIDE

### Gardens & Driveway

## 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. 93.7 sq. metres (1008.0 sq. feet)

