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Cheetham Hill Road, Dukinfield, SK16 5JL

Offers in the region of £265,000

An impressive and particularly well presented four bedroom mid-terraced property, offering spacious and versatile accommodation arranged over three floors. Ideally positioned within a popular and convenient residential location, the property is perfectly placed for a range of local amenities, well-regarded schools and excellent transport connections, including nearby train stations. With both Dukinfield and Stalybridge easily accessible, the property is ideally suited to modern family living and those looking for convenient access to surrounding towns and commuter routes.

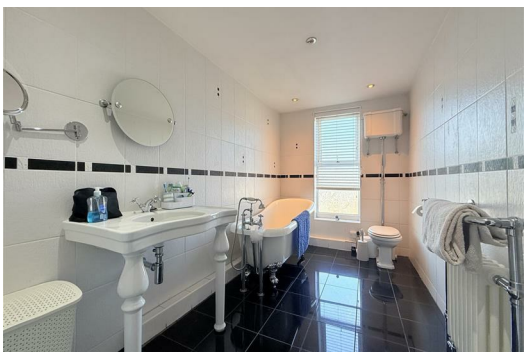
The property opens into a welcoming entrance hall which leads through to the beautifully proportioned living accommodation. The bay-fronted lounge provides a bright and comfortable reception space, retaining an attractive traditional feel, while the impressive open-plan kitchen/diner offers a fantastic heart of the home. This generous space provides ample room for a dining area and is ideally suited to both everyday family life and entertaining, creating a sociable and versatile environment.

To the first floor are two excellent sized bedrooms, one of the bedrooms benefits from its own en-suite shower room, adding a useful degree of privacy and convenience. The stylish family bathroom is a particular feature, fitted with a beautiful roll-top bath and high-level flush WC, creating a characterful and elegant space.

The second floor provides two further spacious double bedrooms, giving the property excellent flexibility for modern family requirements.

Externally, the property benefits from an enclosed rear yard providing a private outdoor area, with gated access leading through to a communal garden area and offering additional outside space. The combination of generous proportions, three floors of accommodation and an enviable four-bedroom layout makes this an excellent opportunity for buyers seeking a substantial family home in a well-connected location.







GROUND FLOOR

Hall
11'5" x 2'10" (3.48m x 0.86m)
Door to front, doors leading to:

Lounge
14'0" x 11'0" (4.27m x 3.36m)
Double glazed bay window to front, radiator.

Kitchen/Diner
25'11" x 14'2" (7.89m x 4.32m)
Fitted with a matching range of base and eye-level units, worktop space over, inset sink and drainer with mixer tap, built-in oven, built-in hob with extractor hood over, space for fridge/freezer, plumbing for washing machine, double glazed window to side, radiator, stairs leading to first floor, double glazed French doors opening to rear.

FIRST FLOOR

Landing
Stairs leading to second floor, doors leading to:

Bedroom 1
9'3" x 14'2" (2.82m x 4.32m)
Double glazed window to rear, radiator, door leading to:

En-suite
9'9" x 6'8" (2.97m x 2.03m)
Three piece suite comprising, vanity wash hand basin, shower enclosure and low-level WC, tiled walls, double glazed window to side, heated towel rail.

Bedroom 2
11'8" x 7'5" (3.56m x 2.26m)
Double glazed window to front, radiator.

Bathroom
11'8" x 6'4" (3.56m x 1.93m)
Three piece suite comprising, roll top bath with ornamental feet and hand shower attachment, wash hand basin and high-level flush WC, tiled walls, double glazed window to front, heated towel rail.

SECOND FLOOR

Landing
2'9" x 10'5" (0.84m x 3.17m)
Doors leading to:

Bedroom 3
8'10" x 14'2" (2.69m x 4.32m)
Double glazed window to front, radiator.

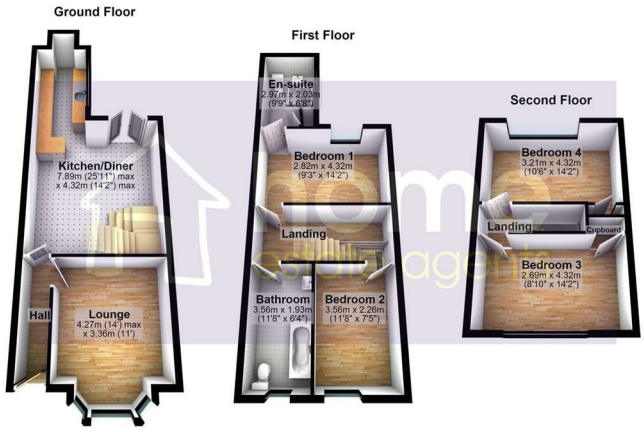
Bedroom 4
10'6" x 14'2" (3.21m x 4.32m)
Double glazed window to rear, radiator.

OUTSIDE
Enclosed paved yard to the rear with gated access to communal garden 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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