



King Street, Dukinfield, SK16 4UA

Offers over £169,950

This charming two-bedroom mid-terraced home presents an excellent opportunity for those seeking a well-maintained and spacious property in a convenient location. Positioned close to Dukinfield town centre, Dukinfield Park, and excellent transport links, it provides easy access to a range of local amenities, schools, and commuter routes, making it a practical choice for daily living.

The accommodation begins with a welcoming entrance vestibule, leading into a bright and spacious lounge, ideal for relaxing or entertaining. A separate dining room offers flexibility as a formal dining space or even a home office, while the adjoining kitchen is well-equipped with ample cupboard space and worktops, offering everything needed for everyday cooking and meal preparation.

Upstairs, the home features two generous double bedrooms, each offering comfortable proportions and plenty of natural light. A well-appointed family bathroom with a three-piece suite completes this floor.

Externally, the property benefits from a neat forecourt garden at the front, adding to its curb appeal. To the rear is a good-sized, enclosed tiered garden offering privacy and versatility – ideal for relaxing, entertaining or gardening.

Offered in a move-in-ready condition, this property combines traditional charm with modern comforts and would make an ideal home for first-time buyers, young professionals, or those looking to downsize without compromising on space. With its convenient location and well-proportioned layout, this home truly ticks all the boxes. Early viewing is strongly advised to avoid disappointment.



GROUND FLOOR

Entrance Vestibule

Door to front, door leading to:

Lounge

13'2" x 13'6" (4.01m x 4.11m)

Double glazed window to front, radiator, feature fireplace with inset fire, door leading to:

Dining Room

11'9" x 10'5" (3.59m x 3.18m)

Double glazed window to rear, door to storage cupboard, stairs leading to first floor, open plan to:

Kitchen

13'0" x 5'9" (3.96m x 1.76m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob, two double glazed windows to side, door leading out to rear.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

13'3" x 13'6" (4.05m x 4.11m)

Double glazed window to front, radiator.

Bedroom 2

11'8" x 6'3" (3.56m x 1.91m)

Double glazed window to rear, radiator.

Bathroom

8'8" x 6'11" (2.64m x 2.11m)

Three piece suite comprising bath with shower over, wash hand basin and low-level WC, tiled walls, double glazed window to rear, radiator.

OUTSIDE

Forecourt garden to the front. Enclosed tiered garden to the rear.

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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