



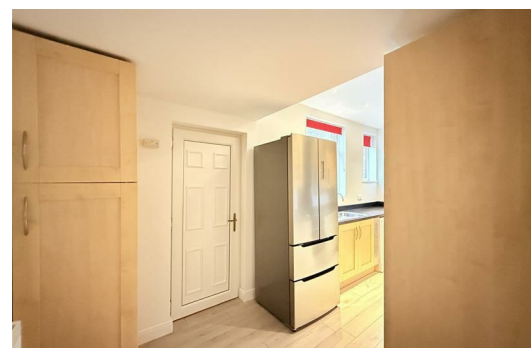
Thorncliffe Avenue, Dukinfield, SK16 4UB

Offers over £195,000

This well-presented two-bedroom semi-detached property is located in the popular and well-established area of Dukinfield and represents an excellent opportunity for a range of buyers. Ideally placed for a wide selection of local amenities in both Ashton and Dukinfield, the property also benefits from close proximity to schools and transport links, making it particularly appealing to those looking to commute. The property is offered for sale with no vendor chain and would suit first-time buyers seeking a comfortable starter home, as well as investors looking to add to their portfolio.

The internal accommodation is arranged over two floors and begins with an entrance hall leading through to a bright and welcoming lounge, providing a pleasant living space. The kitchen is located to the rear and offers practical workspace with direct access to the garden, making it well suited to everyday living. To the first floor, there are two well-proportioned bedrooms along with a family bathroom, completing the internal layout.

Externally, the property features a planted garden area to the front, enhancing kerb appeal, while to the rear there is a good-sized lawned garden with mature hedge borders, offering a private and enjoyable outdoor space ideal for relaxing, entertaining, or future landscaping potential. Overall, this is a conveniently located and versatile home that combines comfort, practicality, and excellent local connectivity.



GROUND FLOOR

Entrance Hall

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

Lounge

12'10" x 15'11" (3.92m x 4.85m)

Double glazed window to front, door to storage cupboard, open to:

Kitchen

7'2" x 16'1" (2.19m x 4.90m)

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

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

10'10" x 16'1" (3.31m x 4.89m)

Two double glazed windows to front, radiator.

Bedroom 2

9'2" x 10'2" (2.80m x 3.09m)

Double glazed window to rear, radiator.

Bathroom

Three piece suite comprising panelled bath with shower attachment, wash hand basin and low-level WC, tiled walls, double glazed window to rear, heated towel rail.

OUTSIDE

Paved pathway and planted garden areas to the front. Good sized lawned garden to the rear with mature hedge borders.

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. 60.4 sq. metres (650.5 sq. feet)

