



Durham Close  
Dukinfield, SK16 5JR  
Offers over £225,000



This exquisite two-bedroom mid-mews property is beautifully presented and nestled in the highly sought-after Richmond Park Estate in Dukinfield. With **\*\*no vendor chain\*\***, this home is a prime opportunity for buyers looking for a smooth and quick purchase. It offers a convenient location close to local amenities, schools, and transport links, making it an ideal choice for both growing families and individuals.

The ground floor features a welcoming entrance vestibule, leading into a bright and spacious lounge—perfect for relaxing after a long day. The adjoining dining room is ideal for family meals or entertaining guests, while the modern, well-appointed kitchen offers plenty of space for meal preparation and storage.

Upstairs, you'll find two generously sized double bedrooms, each offering ample space for wardrobes and personal touches. The family bathroom, provides a serene space to unwind.

Outside, the property continues to impress with its low-maintenance garden area and driveway at the front, ensuring convenient off-road parking. The enclosed rear garden offers a private retreat, featuring a paved patio area—ideal for outdoor dining or summer barbecues—and a good-sized lawn that provides space for children to play or for those who enjoy gardening.

This home is a wonderful opportunity for those seeking a comfortable, low-maintenance lifestyle in a desirable location. **\*\*Viewing Highly Recommended\*\***



## GROUND FLOOR

### Entrance Vestibule

Door to front, door to:

### Lounge

11'10" x 11'11" (3.61m x 3.62m)

Double glazed bay window to front, feature fireplace with inset living flame effect fire, radiator, stairs to first floor.

### Dining Room

13'11" x 5'9" (4.25m x 1.76m)

Radiator, door to storage cupboard, double glazed French doors leading out to rear garden, open plan to:

### Kitchen

11'0" x 5'9" (3.36m x 1.75m)

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 with extractor hood over, double glazed window to rear.

## FIRST FLOOR

### Landing

Doors to:

### Bedroom 1

11'3" x 11'11" (3.43m x 3.62m)

Double glazed window to front, radiator.

### Bedroom 2

11'0" x 6'9" (3.36m x 2.07m)

Double glazed window to rear, radiator, door to storage cupboard.

### Bathroom

7'6" x 4'9" (2.29m x 1.45m)

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

## OUTSIDE

Driveway to the front of the property with low maintenance garden area. Enclosed garden to the rear with paved patio and good sized lawn 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. 58.1 sq. metres (625.2 sq. feet)

| Energy Efficiency Rating                                        |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very energy efficient - lower running costs                     |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         | 87                      |
| (69-80) C                                                       | 73      |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not energy efficient - higher running costs                     |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |