



**Pickford Lane, Dukinfield, SK16 4TG**

**Offers over £179,950**

A beautifully presented two-bedroom terrace property offering a wonderful blend of charm, comfort, and outdoor space, complete with a stylish garden room. Perfectly located with Dukinfield Park quite literally on the doorstep, this home enjoys a prime position close to local schools, excellent transport links, and a wide range of amenities, making it ideal for first-time buyers, young families, or those looking to downsize.

The property is being sold fully furnished, making it an exceptional turnkey opportunity for buyers looking for a ready-to-move-in home. Step inside to find an inviting entrance vestibule leading into a spacious lounge, perfect for relaxing or entertaining. The well-appointed kitchen provides a practical and social space with access to the rear garden. Upstairs, there are two generously sized bedrooms and a superb four-piece bathroom, featuring a separate walk-in shower area and a jacuzzi bath, offering both functionality and a touch of luxury.

The property is set back from the road with a neat forecourt garden to the front. To the rear, you'll find a charming, enclosed garden that has been thoughtfully designed with low maintenance in mind. There is a decked seating area, raised decorative gravel beds, a built-in gas BBQ, a gas-powered fire pit table, and a fitted outdoor wood burner—perfect for hosting or relaxing in any season. The cosy wooden-built garden room, adds real versatility and is ideal as a relaxing retreat to enjoy all year round, complete with electricity and heating.

This is a delightful home that offers comfortable living in a sought-after location with attractive outdoor space and a versatile garden room to enhance modern lifestyles. **\*\*Viewing Highly Recommended\*\***



## GROUND FLOOR

### Entrance Vestibule

Door to front, door leading to:

### Lounge

13'0" x 13'7" (3.96m x 4.13m)

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

### Kitchen

14'2" x 10'6" (4.31m x 3.20m)

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, plumbing for dishwasher, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, stairs leading to first floor, under stairs storage, radiator, door leading out to rear garden.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1

13'0" x 12'7" (3.96m x 3.84m)

Double glazed window to front, radiator, fitted wardrobe.

### Bedroom 2

12'4" x 5'7" (3.76m x 1.70m)

Double glazed window to rear, radiator, fitted wardrobe.

### Bathroom

8'11" x 7'8" (2.72m x 2.33m)

Four piece suite comprising jacuzzi bath, pedestal wash hand basin, walk-in shower area and low-level WC, part tiled walls, double glazed window to rear.

## OUTSIDE

Forecourt garden to the front. Enclosed garden to the rear with decking, built-in gas BBQ, gas table fire pit and fitted wood burner, raised gravelled feature areas and garden room with storage shed.

### Garden Room

5'3" x 10'3" (1.60m x 3.12m)

With electric supply and heating

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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.

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Total area: approx. 69.9 sq. metres (752.4 sq. feet)

