



Pickford Lane, Dukinfield, SK16 4TQ

Offers over £275,000

This well-presented two-bedroom end-terrace property is located in a highly sought-after area of Dukinfield, enjoying a prime position directly overlooking Dukinfield Park. The home offers the perfect blend of traditional charm and modern comfort, ideally situated within close proximity to local shops, schools, parks, and excellent transport links—making it a superb choice for families and commuters alike.

Inside, the property offers a bright and spacious layout, thoughtfully arranged to suit modern living. The entrance vestibule leads into a welcoming hallway. The lounge opens seamlessly into the dining room creating an open space ideal for both everyday living and entertaining, with French doors leading into the family room flooding the space with natural light and French doors open directly to the rear garden. The kitchen is well equipped with ample storage and worktop space.

On the first floor, there are two generously sized double bedrooms, each offering plenty of space and natural light. The four piece family bathroom is modern and well-appointed with a contemporary suite and stylish finishes. A staircase leads to the second floor, where a versatile loft room provides excellent additional space, with long range views.

Externally, the home features a low-maintenance forecourt garden to the front and a driveway to the side, providing valuable off-road parking. To the rear, the enclosed garden includes a decking area, ideal for outdoor seating and entertaining, along with a lawned section suitable for children to play.

This is a fantastic opportunity to purchase a spacious and beautifully presented property in a desirable location. Viewing is highly recommended to fully appreciate everything this wonderful home has to offer.



GROUND FLOOR

Entrance Vestibule

Door to front, door leading to:

Hall

Radiator, stairs leading to first floor, door leading to dining room.

Lounge

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

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

Dining Room

13'4" x 12'8" (4.06m x 3.87m)

Radiator, double glazed French doors leading to family room, door leading to:

Kitchen

16'5" x 7'10" (5.00m x 2.40m)

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, double glazed window to side, double glazed window to rear, radiator, door to storage cupboard.

Family Room

16'5" x 6'8" (5.00m x 2.03m)

Double glazed windows to sides, double glazed window to rear, electric heater, double glazed French doors leading out to rear garden.

FIRST FLOOR

Landing

Stairs leading to second floor, doors leading to:

Bedroom 1

11'11" x 15'7" (3.63m x 4.75m)

Double glazed window to front, radiator.

Bedroom 2

10'1" x 9'11" (3.07m x 3.03m)

Double glazed window to rear, door to storage cupboard.

Bathroom

7'9" x 7'10" (2.36m x 2.39m)

Four piece suite comprising panelled bath, vanity wash hand basin, tiled shower area and low-level WC, half tiled walls, double glazed window to rear, heated towel rail.

SECOND FLOOR

Loft Room

15'1" x 14'10" (4.60m x 4.52m)

Double glazed window to side, double glazed velux window, electric radiator.

OUTSIDE

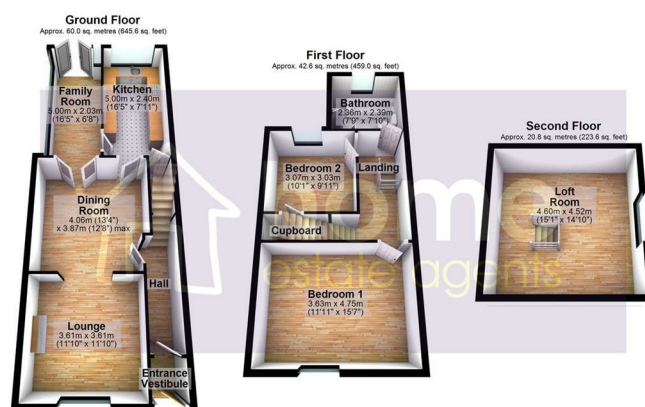
Forecourt garden to the front. Driveway to the side with pedestrian access for neighbouring property. Garden to the rear with decking and lawn areas.

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. 123.4 sq. metres (1328.2 sq. feet)

