



King Street, Dukinfield, SK16 4UA

Offers in the region of £160,000

Ideal for the first time buyer is this lovely two bedroom end terraced property offering deceptively spacious accommodation with the added benefit of gardens to both the front and rear with readily available parking to the side and only a full personal inspection will fully reveal the property that is on offer.

The property has been well cared for by its present owner and is situated only a short walking distance from Dukinfield Park, Dewsnap Lane playing fields, transport links and local amenities a just a short distance away. The accommodation is set over two floors and briefly comprises: To the ground floor, excellent sized lounge, superb fitted dining kitchen with access to the pleasant rear garden. To the first floor lies the two good sized bedrooms and a contemporary bathroom/WC with Jacuzzi bath, the loft area has been converted, whilst this cannot be described as living accommodation the space has been utilised readily over the years. Externally, as previously mentioned the property has a forecourt garden to the front and a good sized garden area to the rear with readily available parking to the side. The property further benefits from double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers.

Deceptively Spacious - View Early to Avoid Disappointment!



GROUND FLOOR

Lounge

12'10" x 13'9" (3.92m x 4.18m)

Window to front, Upvc double glazed front door, dado rail, ceiling cornices, TV aerial point, two radiators.

Kitchen/Dining Room

12'10" x 13'9" (3.92m x 4.18m)

Window to rear, fitted with a matching range of base and wall units incorporating a single drainer sink unit and work tops over, breakfast bar, fitted four ring electric with extractor hood above and electric oven to the side, space for fridge freezer, space and plumbing for automatic washing machine, composite double glazed door to the rear garden, open plan stairs to the first floor, under stairs area and radiator.

FIRST FLOOR

Landing

Access via pull down ladders to the loft area

Bedroom 1

10'1" x 13'9" (3.07m x 4.18m)

Window to front and side elevations, fitted wardrobe and top boxes, radiator.

Bedroom 2

9'9" x 13'9" (2.97m x 4.18m)

Window to rear, gas central heating boiler, over stairs storage cupboard, radiator.

Loft Area

13'0" x 11'9" (3.97m x 3.58m)

Velux window to the rear, laminate wooden floor, eaves storage and radiator.

Bathroom/WC

Three piece bathroom suite in white with panelled jacuzzi bath with shower over and shower screen, vanity wash hand basin, low level WC, tiled walls, tiled floor, window to side, heated towel rail.

OUTSIDE

Gardens & Parking

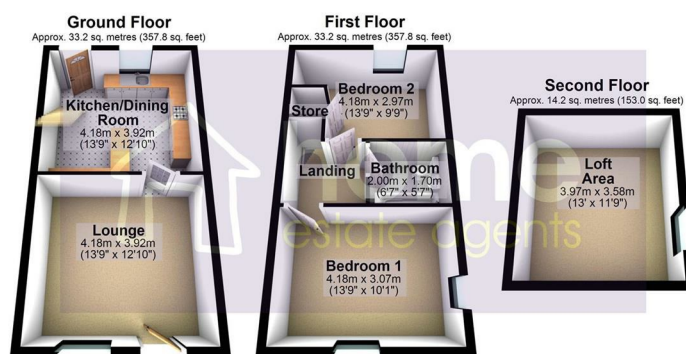
The property has a forecourt garden to the front and a good sized garden to the rear with timber shed, flower border, paved for ease of maintenance with walled boundaries & gate.

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.



Total area: approx. 80.7 sq. metres (868.5 sq. feet)

