



Cumberland Avenue, Dukinfield, SK16 5JB

Offers over £215,000

Situated in a highly sought-after and popular residential area, this deceptively spacious and extended two-bedroom semi-detached bungalow presents an excellent opportunity for purchasers seeking a property with great potential for modernisation. The property offers generous living space and provides the perfect canvas for buyers wishing to update and personalise to their own specifications.

Occupying a quiet and pleasant position, the well-planned accommodation briefly comprises: entrance porch leading into a welcoming entrance hallway, a spacious lounge offering plenty of natural light, a morning room which opens through to the kitchen, two well-proportioned bedrooms, and a recently fitted contemporary bathroom/WC.

Externally, the property benefits from a driveway providing off-road parking and convenient level access to the front entrance, which may particularly appeal to those with mobility needs. The gardens to both the front and rear are easily maintained and offer outdoor space with scope for landscaping or further improvement if desired.

Further benefits include recently installed UPVC double glazing, gas central heating, and the added advantage of being offered for sale with no onward chain, providing a straightforward purchase process.

Ideally located close to a range of local amenities, shops, schools, and excellent transport links, this property represents a rare opportunity to acquire a bungalow in this desirable area with scope to add significant value through refurbishment.

Early viewing is highly recommended to fully appreciate the accommodation and potential on offer.



GROUND FLOOR

Porch

Upvc double glazed front door and door to the hallway.

Hall

Doors to all rooms and access to the roof void.

Lounge

14'8" x 11'11" (4.46m x 3.63m)

Upvc double glazed window to the front, fitted feature fire surround with living flame gas fire inset, TV aerial point, radiator.

Morning Room

Upvc double glazed door to the side, Upvc double glazed window to side, sliding door to the kitchen, meter cupboard and radiator.

Kitchen

6'9" x 8'11" (2.06m x 2.72m)

Fitted base units incorporating a double drainer sink unit and worktop, plumbing and space for automatic washing machine, Upvc double glazed windows to the rear and side flooding the room with light, gas central heating boiler and radiator.

Bedroom 1

12'4" x 11'11" (3.75m x 3.63m)

Upvc double glazed window to the rear, radiator.

Bedroom 2

11'9" x 8'11" (3.57m x 2.72m)

Upvc double glazed window to the front, fitted cupboard and radiator.

Bathroom/WC

Superb contemporary fitted bathroom suite with corner shower cubicle and mixer shower, pedestal wash hand basin, low level WC, fitted wall cupboard, handrails, tiled walls, Upvc double glazed window to the side and radiator.

OUTSIDE

Gardens & Driveway

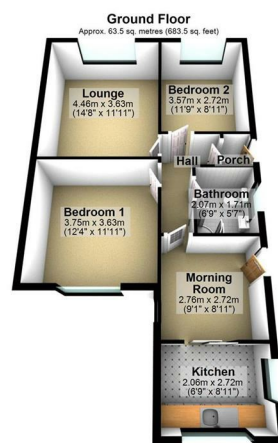
To the outside the property has a driveway for the family vehicle and provides ease of access to the front door for anyone with mobility issues, there are also manageable gardens to both the front and rear, timber shed.

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. 63.5 sq. metres (683.5 sq. feet)

