



Lodge Lane
Dukinfield, SK16 5JG
Offers over £200,000

Nestled in the charming area of Lodge Lane, Dukinfield, this delightful mid-terrace house presents an excellent opportunity for first-time buyers or those looking to downsize. With two well-proportioned reception rooms, this home offers ample space for relaxation and entertaining. The property features two comfortable bedrooms, making it ideal for small families or individuals seeking a peaceful retreat.

The bathroom is conveniently located, ensuring ease of access for all residents. One of the standout features of this property is the generous back garden, which not only provides a perfect outdoor space for gardening or leisure activities but also includes a garage, adding valuable storage options.

For those who appreciate the outdoors, the property is just a two-minute walk from the local park, offering a lovely setting for leisurely strolls or family outings. Additionally, the proximity to local schools makes it an attractive choice for families with children.

Parking is made easy with space for one vehicle, ensuring convenience for residents and guests alike. The property is also well-connected, with excellent transport links to Manchester, making it a practical choice for commuters.

In summary, this lovely two-bedroom terrace house on Lodge Lane is a wonderful blend of comfort, convenience, and outdoor space, making it a perfect choice for anyone looking to settle in a friendly community.



GROUND FLOOR

Entrance Vestibule

Door to front, door leading to:

Lounge 12'11" x 13'8" (3.94m x 4.17m)

Double glazed window to front, feature fireplace with inset fire, door leading to:

Hall

Stairs leading to first floor, door leading to:

Dining Room 10'6" x 13'8" (3.19m x 4.17m)

Double glazed window to rear, feature fireplace with inset fire, radiator, door leading to:

Kitchen 8'2" x 6'1" (2.49m x 1.85m)

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, space for cooker, double glazed window to side, door leading outside, door leading to:

WC

Double glazed window to rear, low-level WC, tiled walls.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1 14'8" x 13'8" (4.46m x 4.17m)

Two double glazed windows to front.

Bedroom 2 11'10" x 8'5" (3.61m x 2.57m)

Double glazed window to rear.

Shower Room 7'10" x 4'11" (2.39m x 1.50m)

Three piece suite comprising shower enclosure, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to rear, door to storage cupboard.

OUTSIDE

Forecourt garden to the front. Low maintenance garden to the rear with brick built storage shed and detached garage.

Garage 15'11" x 8'4" (4.86m x 2.54m)

Door to the front, access door to the rear.

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.

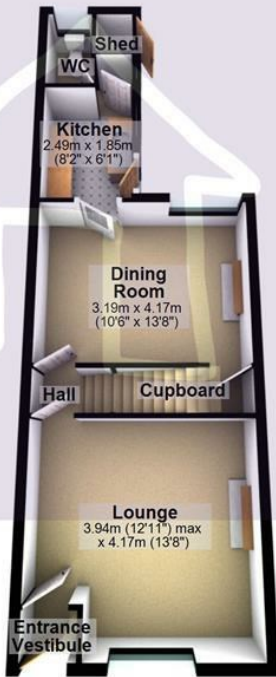
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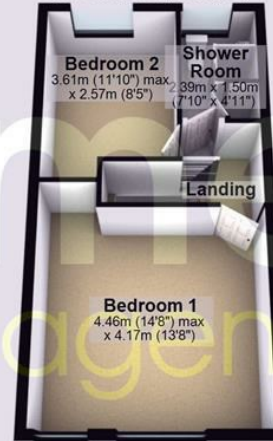




Ground Floor
Approx. 54.5 sq. metres (586.3 sq. feet)



First Floor
Approx. 34.0 sq. metres (365.5 sq. feet)



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Total area: approx. 88.4 sq. metres (951.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	58
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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