home estate agents

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St. Marks Street, Dukinfield, SK16 4PH

Offers over £215,000

Ideally positioned within this quiet yet convenient part of Dukinfield, this attractive three-bedroom end mews property offers well proportioned accommodation together with excellent access to local amenities and transport links. The property is particularly well placed for those looking to enjoy a peaceful residential setting while remaining within easy reach of everyday conveniences.

Local shops, cafés, schools and other amenities are all within easy reach, while the Huddersfield Narrow Canal is just a two minute walk away, providing access to pleasant canal side walks and scenic routes. Dukinfield is also ideally positioned for access to neighbouring towns and commuter links.

The accommodation briefly comprises an entrance hallway, a comfortable lounge and an open-plan kitchen/diner, creating a sociable and practical heart to the home. French doors open directly from the dining area onto the rear garden, allowing plenty of natural light into the space and providing a seamless connection with the outside.
To the first floor are three bedrooms, together with a family bathroom. Externally, the property benefits from a paved driveway to the front, providing off road parking for two vehicles, with steps leading up to the entrance. To the rear is an enclosed garden incorporating both lawned and gravelled areas, providing a pleasant outdoor space for relaxing or entertaining.

An excellent opportunity for a range of buyers, this well positioned home combines comfortable accommodation with convenient surroundings and easy access to both amenities and outdoor spaces.







GROUND FLOOR

Hallway
7'1" x 4'4" (2.17m x 1.31m)
Door to front, stairs lead to first floor, door leading to:

Lounge
12'10" x 11'10" (3.91m x 3.61m)
Double glazed window to front, radiator, open plan to:

Kitchen/Diner
10'0" x 14'10" (3.04m x 4.53m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, integrated fridge/freezer, plumbing for washing machine, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, double glazed French doors opening to rear garden.

Bathroom
5'6" x 6'2" (1.68m x 1.88m)
Three piece suite comprising, bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to rear, radiator.

FIRST FLOOR

Landing
Doors leading to:

Bedroom 1
12'6" x 8'6" (3.81m x 2.59m)
Double glazed window to front, radiator.

Bedroom 2
10'0" x 8'4" (3.04m x 2.55m)
Double glazed window to rear, radiator.

Bedroom 3
8'9" x 6'2" (2.67m x 1.88m)
Double glazed box window to front, radiator, door to storage cupboard.

OUTSIDE
Paved driveway to front, providing off road parking for two vehicles, with steps up to entrance. Enclosed garden to rear with lawn and gravelled 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. 64.0 sq. metres (688.9 sq. feet)







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