



Saxon Avenue, Dukinfield, SK16 4TS

Offers over £215,000

Offered for sale with no vendor chain, this three-bedroom semi-detached property presents an excellent opportunity. Situated within a popular and established residential location, the property enjoys convenient access to a wide range of local amenities, well-regarded schools, shops, supermarkets and leisure facilities. Excellent transport links are available nearby, including easy access to the motorway network, regular bus services and train stations, making it an ideal choice for commuters. The area also benefits from a number of parks and green spaces, perfect for outdoor recreation.

The accommodation offers well-proportioned and versatile living space throughout and comprises an entrance hall leading to the lounge, providing a comfortable setting for everyday family living. A separate dining room creates a valuable second reception room, ideal for family meals, entertaining guests, a playroom or home office, offering flexibility to suit a variety of lifestyles. The kitchen is positioned to the rear of the property and provides ample storage and workspace.

To the first floor are three well-sized bedrooms and a family bathroom. Externally, a driveway to the front provides ample off-road parking, while to the rear is a generous enclosed garden featuring an artificial lawn, creating an attractive and low-maintenance outdoor space ideal for both relaxing and entertaining.

This property offers fantastic potential for buyers to personalise while enjoying a spacious home in a convenient and family-friendly location.

Please note that a service charge of £8 per month is payable towards the maintenance and upkeep of the avenue.



GROUND FLOOR

Entrance Hall

Door to front, double glazed window to front, radiator, stairs leading to first floor, doors leading to:

Lounge

13'3" x 12'0" (4.04m x 3.66m)

Double glazed window to rear, radiator, door leading to kitchen.

Dining Room

12'8" x 9'2" (3.87m x 2.80m)

Double glazed window to front, double glazed window to side, radiator.

Kitchen

9'9" x 9'2" (2.98m x 2.80m)

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, built-in eye level oven, built-in hob with extractor hood over, double glazed window to side, door leading out to rear garden.

FIRST FLOOR

Landing

3'2" x 15'3" (0.97m x 4.66m)

Double glazed window to front, doors leading to:

Bedroom 1

13'5" x 12'0" (4.08m x 3.66m)

Double glazed window to rear, door to storage cupboard, radiator.

Bedroom 2

10'5" x 9'2" (3.18m x 2.80m)

Double glazed window to rear, radiator.

Bedroom 3

7'1" x 9'4" (2.17m x 2.84m)

Double glazed window to front, radiator.

Bathroom

6'6" x 5'10" (1.99m x 1.79m)

Three piece suite comprising, bath, vanity wash hand basin and low-level WC, tiled walls, double glazed window to side, heated towel rail.

OUTSIDE

Double driveway to the front. Enclosed good sized garden to the rear with artificial lawn.

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. 83.3 sq. metres (896.3 sq. feet)

