



Cheetham Hill Road, Dukinfield, SK16 5JL

Price £176,000

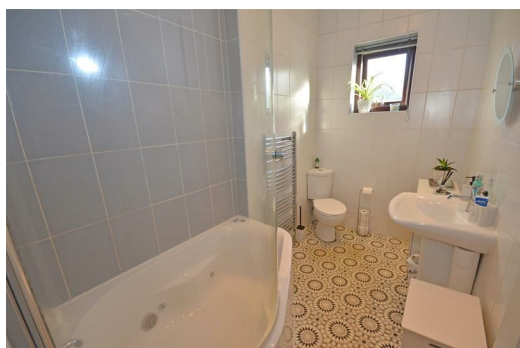
Nestled on Cheetham Hill Road directly on the boarder of Stalybridge / Dukinfield, this delightful end terrace house presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. The property boasts two good sized bedrooms, providing ample space for relaxation and rest. The additional attic space, which is fully boarded, offers potential for further development or simply serves as valuable storage.

The heart of the home features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout is both practical and welcoming, ensuring a warm atmosphere throughout. Fully decoration has taken place and the property benefits from a new boiler only 3 years old.

One of the standout features of this property is the impressive south-facing private garden, which is not only spacious but also bathed in sunlight, making it an ideal spot for outdoor activities, gardening, or simply unwinding in the fresh air. The garden is fully enclosed and not over looked.

Situated in a prime location, this home is conveniently located just five minutes from Stalybridge station, providing excellent transport links for commuters and easy access to nearby amenities.

In summary, this end terrace house on Cheetham Hill Road offers a wonderful blend of comfort, space, and convenience, making it a perfect choice for those looking to settle in a vibrant community. Don't miss the chance to make this lovely property your new home.



GROUND FLOOR

Lounge

11'8" x 11'7" (3.56m x 3.54m)

Composite double glazed front door, Upvc double glazed window to front, laminate wooden flooring, Tv aerial point, meter cupboard, radiator.

Inner Hallway

Under stairs storage cupboard, tiled floor

Dining Room

12'6" x 11'7" (3.82m x 3.54m)

Upvc double glazed patio doors to the fantastic sized rear garden, fitted base and wall units incorporating a four ring gas hob with extractor hood above and electric oven below, tiled floor, stairs to the first floor, space for fridge freezer, radiator.

Kitchen

8'0" x 4'11" (2.43m x 1.51m)

Fitted base and wall units incorporating a single drainer stainless steel sink unit and worktops over, plumbing and space for automatic washing machine, tiled floor, double glazed window to rear, part tiled walls, and radiator.

FIRST FLOOR

Landing

Bedroom 1

11'8" x 11'7" (3.56m x 3.54m)

Upvc double glazed window to front, radiator.

Bedroom 2

15'7" x 6'3" (4.74m x 1.90m)

Upvc double glazed window to rear, access to a large roof void via a pull down ladder with light, providing excellent potential for a loft conversion if required, radiator.

Bathroom/WC

Contemporary fitted bathroom suite with jacuzzi whirlpool bath with electric shower over and shower screen, pedestal wash hand basin, low level WC, double glazed window to rear, tiled walls, and heated towel rail.

OUTSIDE

Gardens

To the rear is a fantastic sized garden with block paved patio area, large lawned garden with fenced and walled boundaries, gate providing access to the communal walkway for refuse collection.

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.

