home estate agents

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Rowan Crescent, Dukinfield, SK16 5ET

Offers over £185,000

This three bedroom mid mews property is offered for sale with no vendor chain, presenting an excellent opportunity for a smooth and straightforward purchase. Situated in a popular residential location, the home is within easy reach of well-regarded primary schools, local amenities and convenient transport links, making it ideally suited to first time buyers or those looking to put their own stamp on a property.

The accommodation is well proportioned throughout, comprising an entrance hallway leading into a spacious lounge and dining area, providing a versatile living space ideal for both relaxing and entertaining. The kitchen is positioned to the rear, offering ample potential for modernisation to suit individual tastes and requirements.
To the first floor, there are three bedrooms, two of which are comfortable doubles, along with a shower room.

Externally, the property benefits from a lawned garden to the front, while to the rear there is an enclosed garden featuring a paved patio area and lawn, providing a private outdoor space suitable for a variety of uses.
Overall, this property offers fantastic potential in a sought-after location and early viewing is highly recommended to fully appreciate the opportunity on offer.

GROUND FLOOR

Hallway
Door to front, stairs to first floor, door leading to:

Lounge/Dining Room
21'6" x 11'9" (6.55m x 3.58m)
Double glazed bow window to front, two radiators, double glazed sliding patio door opening to rear garden, door leading to:

Kitchen
10'0" x 8'9" (3.06m x 2.67m)
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 rear, door leading out to rear.

FIRST FLOOR

Landing
Doors leading to:

Bedroom 1
12'2" x 11'1" (3.70m x 3.39m)
Double glazed window to front, radiator.

Bedroom 2
9'1" x 11'8" (2.76m x 3.56m)
Double glazed window to rear, radiator.

Bedroom 3
7'4" x 8'7" (2.23m x 2.62m)
Double glazed window to front, radiator.

Shower Room
Three piece suite comprising, shower enclosure, pedestal wash hand basin and low-level WC, part tiled walls, two double glazed windows to rear, radiator.

OUTSIDE
Lawned garden to the front. Enclosed garden to the rear with paved patio and lawn 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. 76.6 sq. metres (824.5 sq. feet)

Phoenix House, 4 Huddersfield Road, Stalybridge, Cheshire, SK15 2QA
Tel: 0161 304 0000 **Email:** sales@homeea.co.uk www.homeea.co.uk