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Dovestone Crescent, Dukinfield, SK16 5QZ

Occupying a delightful cul-de-sac position, this two-bedroom semi-detached property is offered for sale with No Forward Vendor Chain and comes onto the market in good order throughout.

The property boasts modern and kitchen fittings and occupies a larger than average garden plot with ample off-road parking.

Offers Over £210,000

National Association of Estate Agents NAEA

CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS

RICS

Dovestone Crescent, Dukinfield, SK16 5QZ

- Two-Bedroom Semi-Detached Property
- Well Regarded Residential Location In A Cul-de-Sac Position
- Stylish Modern Kitchen with Integrated Appliances
- Modern White Bathroom Suite with Shower Over Bath
- Good Decorative Order Throughout
- Well Placed For All Local Amenities
- Close to several Local Junior and High Schools
- No Onward Vendor Chain
- Suit Either Growing Families or Down Sizers
- Internal Inspection Highly Recommended

The Accommodation Briefly Comprises:

Entrance porch, living room, modern dining kitchen with integrated appliances. To the first floor there are two well-proportioned bedrooms, bathroom/WC with modern white suite.

Externally, the property has a good size lawned front garden with a driveway which provides off-road parking for several vehicles. The fully enclosed rear garden is tiered with patio and lawned sections.

The property has good accessibility to all local amenities including several local junior and high schools. Stalybridge, Ashton and Hyde town centres are also readily accessible and provide a wide range of shopping and recreational amenities as well as excellent commuter links via their respective bus and train stations.

The Accommodation In Detail Comprises:

GROUND FLOOR

Entrance Porch

uPVC double-glazed front door and windows.

Lounge

14'1 x 11'11 (4.29m x 3.63m)

uPVC double-glazed front door, uPVC double-glazed window, central heating radiator.

Dining Kitchen

11'11 x 8'4 (3.63m x 2.54m)

Single drainer stainless-steel sink unit, a range of wall and floor mounted units, built-in stainless-steel oven, four-ring gas hob with filter unit over, pluming for automatic washing machine, part tiled, uPVC double-glazed window, uPVC double-glazed rear door, central heating radiator.

FIRST FLOOR

Landing

Loft access, uPVC double-glazed window.

Bedroom 1

12'0 x 8'6 plus alcove area (3.66m x 2.59m plus alcove area)

Bulkhead storage cupboard, uPVC double-glazed window, central heating radiator.

Bedroom 2

10'6 x 6'8 reducing to 5'6 (3.20m x 2.03m reducing to 1.68m)

uPVC double-glazed window, central heating radiator.

Bathroom/WC

7'4 x 5'0 (2.24m x 1.52m)

Modern white suite having panelled bath with shower over, pedestal wash hand basin, low-level WC, part tiled, PVC double-glazed window, central heating radiator.

EXTERNAL

Externally, the front garden is laid to lawn.

The property has a tarmacadam driveway providing off-road vehicular parking.

The fully enclosed rear garden is larger than average and has flagged and lawned sections.

TENURE

Tenure is Leasehold - Solicitors to confirm.

COUNCIL TAX

Council Tax Band "B"

VIEWINGS

Strictly by appointment with the Agents.

AML Checks

We are required by law to conduct Anti Money Laundering (AML) checks for all vendors and purchasers. A non refundable fee of £15 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

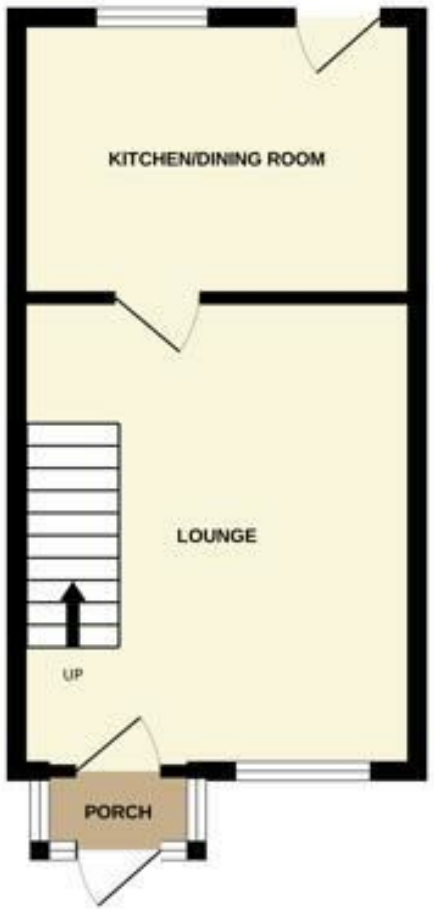
This is a legal requirement to meet HMRC and UK law guidelines .

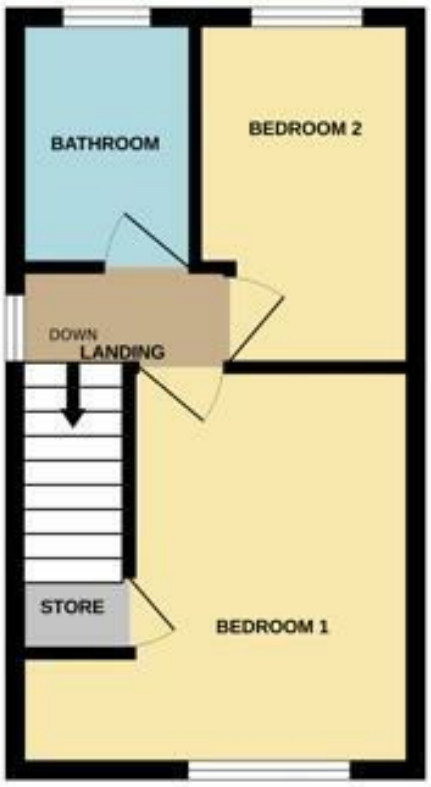
Directions

Floor Plan

GROUND FLOOR
278 sq.ft. (25.8 sq.m.) approx.

1ST FLOOR
267 sq.ft. (24.8 sq.m.) approx.





TOTAL FLOOR AREA : 545 sq.ft. (50.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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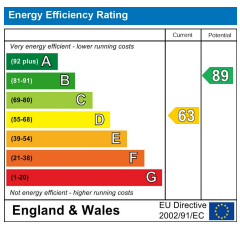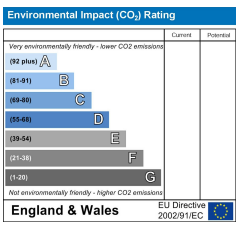
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