



37 Thorncliffe Avenue, Dukinfield, SK16 4UB

Offers In The Region Of £195,000

Ideal for the first time buyer is this delightful two bedroom semi detached property offering ready to move into accommodation of which only a full personal inspection will fully reveal.

The well planned and well cared for property has well planned and spacious accommodation with the added benefit of a great sized outbuilding to the rear providing potential for a home office and off road parking for the family vehicle to the front. The accommodation briefly comprises: Entrance hallway, lounge and fitted dining kitchen to the ground floor, whilst to the first floor there are two good sized bedrooms and a bathroom/WC. To the outside there are good sized gardens to the front and rear and as previously mentioned a great sized outbuilding and off road parking for the family vehicle.

Great sized property - View Early To Avoid Disappointment!

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GROUND FLOOR

Hall

8'0" x 3'10" (2.45m x 1.18m)

Upvc double glazed front door and stairs to the first floor

Lounge

12'11" x 16'2" (3.93m x 4.93m)

Upvc double glazed window to front, fitted feature fire surround with fire inset, wooden flooring, TV aerial point, meter cupboards, radiator.

Kitchen/Dining Room

7'3" x 16'2" (2.21m x 4.93m)

Fitted with a matching range of base and wall units incorporating a 1 1/4 single drainer stainless steel sink unit and worktops over, fitted four ring gas hob with extractor hood above and electric oven below, space for fridge & freezer, part tiled walls, inset ceiling spot lights, dining area, two windows to the rear, door to the rear garden, tiled floor, plumbing for automatic washing machine and radiator.

FIRST FLOOR

Landing

9'1" x 2'6" (2.78m x 0.77m)

Doors to bedrooms and bathroom.

Bedroom One

10'9" x 16'2" (3.28m x 4.93m)

Two windows to the front, Radiator.

Bedroom Two

9'5" x 10'0" (2.87m x 3.06m)

Window to rear, wooden floor, radiator.

Bathroom/WC

6'1" x 5'10" (1.86m x 1.77m)

Window to rear, white coloured suite with panelled bath with shower over and shower screen, pedestal wash hand basin, low level WC, tiled walls, window to rear, heated towel rail.

Outbuilding

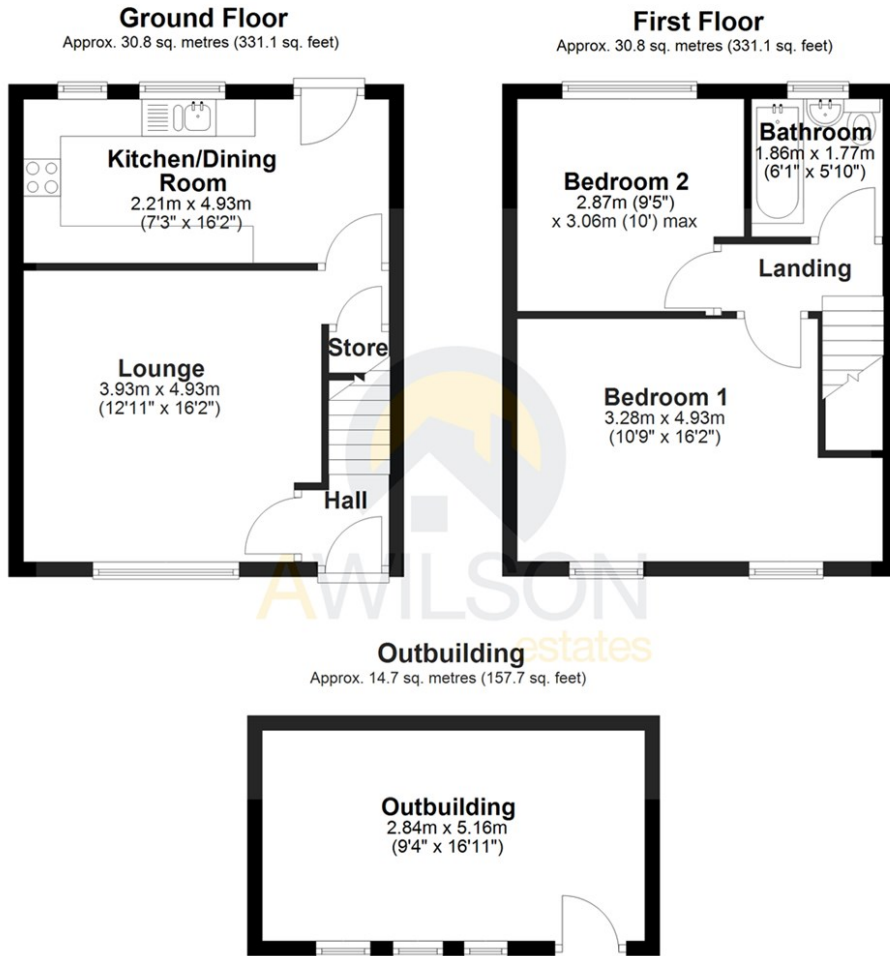
16'11" x 9'3" (5.16 x 2.84)

Three windows to front, power and light, double glazed door.

Outside and Gardens

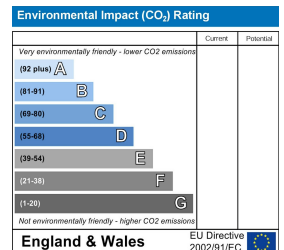
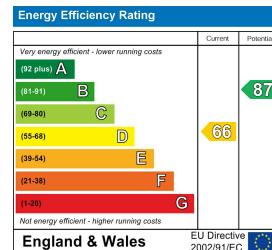
To the front is a shaded garden with walled boundaries and wrought iron railings and tarmac driveway for the family vehicle. Whilst to the rear is a lovely sized lawned garden with flower and herbaceous borders, fenced boundaries. great sized outbuilding with potential for home office and with a shelter to the front.





Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.



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