



11 Rochester Close, Dukinfield, SK16 5DG

£265,000

We are delighted to bring to the market this semi-detached bungalow with so much potential, located in a quiet & very popular, highly desirable residential location. There is a programme of modifications to be made, but would be well worth doing.

The semi-detached property would suit a range of buyers from growing families to those looking to downsize from a larger property.

The large driveway and front garden welcomes you to the property and once inside there is an entrance hallway, lounge, a spacious separate dining room & kitchen. There are also three bedrooms and a family bathroom.

Outside to the front are gardens and a driveway leading to the detached garage/workshop. To the rear of the property there is a garden & raised glass enclosed patio area.

The locality offers nearby amenities in the form of a co-operative store, public house plus ease of access via bus or car to Dukinfield or Stalybridge thus offering further amenities from local library, chemist, coffee shops to name a few.

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Entrance Hallway

Front door, doors into downstairs rooms.

Bedroom Three

9'8" x 8'8" (2.95m x 2.64m)

Window to the front elevation.

Lounge

16'10" x 11'6" (5.13m x 3.51m)

Window to front, fireplace, double doors opening into the dining room.

Dining Room

14'3" x 11'6" (4.35m x 3.51m)

Sliding doors out to the conservatory. Stairs rising to the first floor.

Conservatory

Double opening French doors leading out to the garden.

Kitchen

9'10" x 8'8" (2.99m x 2.64m)

Window to rear elevation & back door. Fitted with a range of floor and wall mounted units.

Shower Room

Opaque window to the side elevation. Enclosed shower cubicle, low level W.C & wash hand basin.

Bedroom One

14'1" x 9'9" (4.28m x 2.97m)

Window to rear, built in cupboards.

WC

Low level w.c, and hand wash basin.

Bedroom Two

14'1" x 8'10" (4.28m x 2.69m)

Window to rear, built in cupboard.

Externally

Set back from the road, there are gardens to the front & rear. There is a long driveway with wrought iron gates leading to a large detached workshop.

Garage/Workshop

This detached space could be used for multiple things. There is an up and over door, plus a single door entry.

Additional Information

Tenure: Leasehold £100 per year ground rent (length of lease to be confirmed)

Council Tax Band: C

EPC Rating: D



