



Chapel Street  
Dukinfield, SK16 4DN

Price £499,000



There's no agent like home

# Chapel Street, Dukinfield, SK16 4DN

Home Estate Agents are proud to offer for sale this truly unique detached property. Bursting with luxury fittings and opulence this property has been lovingly updated throughout to a high specification with lots of internal bespoke architecture. Offering spacious accommodation with the added benefit of separate living accommodation (with its own entrance/photos to follow) to the lower ground floor, perfect for an elderly family member or teenager wanting their own space. Occupying a corner plot in a convenient area of Dukinfield, close to Dukinfield Park, local schools, amenities and transport links. \*\* Internal viewing is a must to appreciate what this property has to offer \*\*.

In brief the accommodation comprises: Entrance hall, lounge area, downstairs cloakroom, utility area and kitchen/diner with door leading out to balcony to the ground floor. Two double bedrooms and a fabulous four piece bathroom suite to the first floor. The lower ground floor has separate private entrance to: Lounge, kitchen/diner, office space, shower room and bedroom 3 opened up to bedroom 4 (this can be returned to its original separate rooms). Garden to front and side with hedging and shrub borders. Courtyard to rear with built in seating and raised borders

## GROUND FLOOR

### Entrance Hall

Wood and patterned glass door to front, two windows to side, built in storage cupboard, double doors to:

### Lounge Area 22'3" x 21'0" (6.77m x 6.40m)

Double glazed box window to front, double radiator, fitted with a bespoke built island with feature columns, vertical radiator, inset ceiling downlights, double doors to:

### Kitchen/Diner 14'7" x 18'1" (4.45m x 5.51m)

Two double glazed windows to side, fitted with a bespoke built range of base and full height units, worksurface/splashbacks over with inset sink and drainer with mixer tap, built in oven and hob with wall mounted cooker hood, inset ceiling downlights, vertical radiator, laminate flooring, door to cloakroom and utility area, stairs leading up to first floor, door to balcony and steps leading down to ground floor.

### Cloakroom

Fitted two piece suite comprising wash hand basin and low level WC.

### Utility Area 2'9" x 2'7" (0.85m x 0.79m)

## LOWER GROUND FLOOR

### Kitchen/Diner 19'9" x 11'11" (6.02m x 3.64m)

Entrance door to rear, two double glazed windows to side, fitted with a range of wall and base units with worksurface and coordinating breakfast bar, inset sink with mixer tap, built in oven and hob, laminate flooring, radiator.

### Shower Room

Fitted with a three piece suite comprising; walk in shower, vanity wash hand basin and low level WC, tiled walls, tiled floor, chrome towel radiator.

### Lounge 9'11" x 12'0" (3.02m x 3.65m)

Radiator, doors to:

### Utility Area 7'5" x 3'1" (2.26m x 0.93m)

### Bedroom 3 11'2" x 12'0" (3.41m x 3.65m)

Double glazed window to front, radiator, open to:

### Bedroom 4 9'4" x 7'10" (2.84m x 2.39m)

Double glazed window to front, radiator.

### Office 5'9" x 7'10" (1.75m x 2.39m)

### Office 5'9" x 7'10" (1.74m x 2.39m)

## FIRST FLOOR

### Landing / Study area 23'8" x 8'10" (7.22m x 2.68m)

Feature arched double glazed window to rear, double glazed window to side, double doors to storage cupboard, doors to:

### Bedroom 1 17'0" x 21'0" (5.18m x 6.40m)

Three double glazed windows to front, feature circular window above, two double glazed windows to side, inset ceiling downlights, radiator, door to bathroom.

### Bedroom 2 15'1" x 11'11" (4.60m x 3.63m)

Two double glazed windows to side, radiator.

### Bathroom 8'10" x 15'9" (2.71m x 4.81m)

Double glazed window to side, fitted with a four piece suite comprising; 'Jacuzzi' bath with electronic control panel and shower attachment, walk in double shower, glass

wash bowl, low level WC, tiled walls, inset ceiling downlights, double chrome towel radiator.

## OUTSIDE

Garden to front and side with hedging and shrub borders. Double gates to rear leading to private entrance and courtyard to rear with built in seating and raised borders.

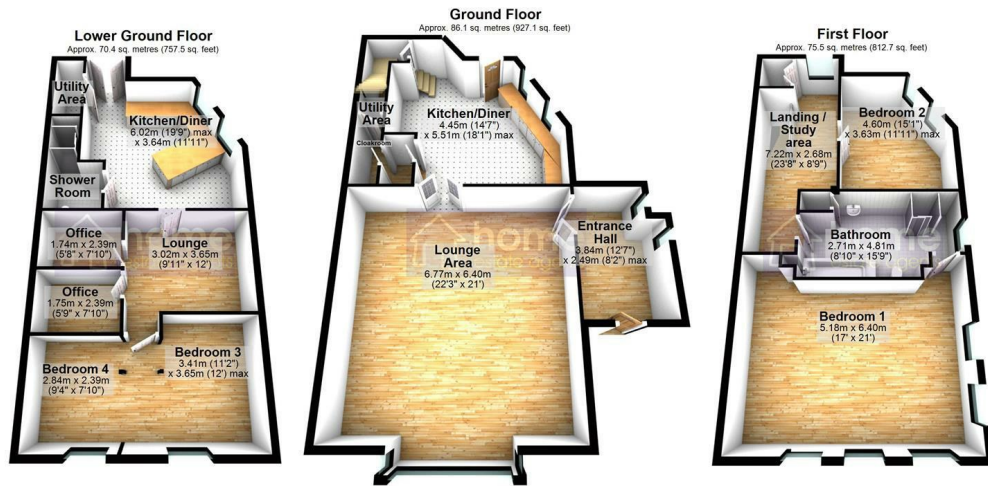
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## DISCLAIMER

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.





Total area: approx. 232.0 sq. metres (2497.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

