



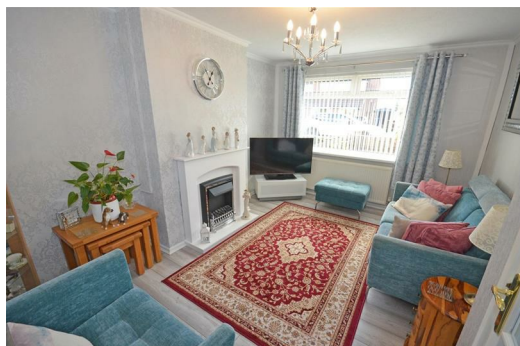
Maurice Close, Dukinfield, SK16 5JD

Offers in the region of £245,000

Immaculate is the best to describe this two bedroom semi detached Dorma bungalow, formerly a three bedroom (Can be converted back if required) and with potential to create further accommodation if required. Rarely available on this popular road and providing immaculate and ready to move into accommodation this property certainly is a credit to the current owners and only a full personal inspection will fully reveal the versatility and potential that is on offer.

The well planned and deceptively spacious accommodation has been well cared for and much improved by the present owners and has accommodation that briefly comprises: Entrance hallway, lovely bright and airy lounge, separate dining room (formerly Bedroom Three) but now opens up to the good sized fitted kitchen and bedroom two. To the first floor lies the master bedroom with fitted wardrobes, bathroom/WC and two excellent sized storage rooms with potential to create further first floor accommodation if required. To the outside the property has gardens to the front, side and rear with the front garden having providing an excellent sized block paved driveway for three vehicles. To the rear is a garden laid mainly to lawn with patio area and flower and herbaceous borders and fenced boundaries. The property further benefits from Upvc double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers.

Impressive Property Throughout - Viewing Highly Recommended!



GROUND FLOOR

Hallway

Upvc double glazed front door, laminate wooden floor, stairs to the first floor, under stairs storage cupboard and radiator.

Lounge

14'2" x 10'4" (4.33m x 3.16m)

Fitted feature fire surround with fire inset, ceiling cornices, laminate wooden floor, TV aerial point, double glazed window to front, radiator.

Dining Room

10'5" x 8'10" (3.18m x 2.69m)

Laminate wooden floor, double glazed window to rear, ceiling cornices, arch to kitchen, radiator.

Kitchen

14'4" x 9'1" (4.37m x 2.76m)

Fitted with a matching range of white base and wall units incorporating a single drainer sink unit and work tops over, fitted four ring electric hob with extractor hood above and electric double oven, plumbing and space for automatic washing machine, laminate wooden floor, double glazed window to rear, space for fridge freezer, composite double glazed door to the rear garden.

Bedroom 2

7'5" x 8'6" (2.27m x 2.59m)

Double glazed window to front, fitted wardrobe, laminate wooden floor and radiator.

FIRST FLOOR

Landing

Double glazed window to side.

Bedroom 1

13'11" x 9'1" (4.25m x 2.76m)

Fitted with a matching range of fitted wardrobes and top boxes, double glazed window to front, radiator.

Bathroom

White bathroom suite with fitted double shower cubicle with electric shower, pedestal wash hand basin, low level WC, laminate wooden floor, double glazed window to front, part tiled walls, radiator.

Store

10'8" x 4'10" (3.27 x 1.49)

Potential to create further accommodation if required, currently used for storage.

Store

8'1" x 6'4" (2.48 x 1.94)

Potential to create further accommodation if required, currently used for storage.

OUTSIDE

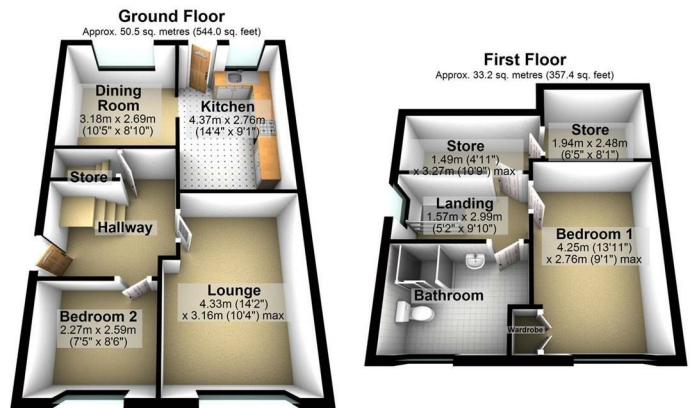
Gardens & Driveway

To the outside the property has gardens to the front, side and rear with the front garden having providing an excellent sized block paved driveway for three vehicles. To the rear is a garden laid mainly to lawn with patio area and flower and herbaceous borders and fenced boundaries.

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. 83.7 sq. metres (901.4 sq. feet)

