



Brownlea Avenue
Dukinfield, SK16 4TZ
Offers over £200,000

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Home Estate Agents are pleased to offer for sale this three bedroom semi detached property situated in a quiet cut-de-sac in a popular residential area of Dukinfield. This property boasts a wealth of potential and presents an exciting opportunity for those seeking a home to make their own, with the added benefit of NO VENDOR CHAIN. Enjoy the convenience of nearby amenities and local transport links. This home is an ideal canvas for your dream home. ****Viewing Highly Recommended****

In brief the accommodation comprises of: Hallway, lounge, kitchen/diner and garden room to the ground floor. Three bedrooms, bathroom and separate WC to the first floor. Block paved driveway to the front. Enclosed good sized garden to the rear.

GROUND FLOOR

Hallway

Door to the front, two doubled glazed windows to front, radiator, stairs to first floor, doors to:

Lounge 10'4" x 12'4" (3.15m x 3.76m)

Double glazed box window to front, radiator.

Kitchen/Diner 12'4" x 18'8" (3.76m x 5.69m)

Double glazed window to rear, inset sink and drainer with taps, worktop space, plumbing for washing machine, space for fridge/freezer, double glazed window to side, door to:

Garden Room

Window to rear, door leading out to rear garden.

FIRST FLOOR

Landing

Doors to:

Bedroom 1 10'6" x 11'4" (3.20m x 3.45m)

Double glazed box window to front, radiator.

Bedroom 2 11'2" x 11'2" (3.41m x 3.40m)

Double glazed window to rear, radiator.

Bedroom 3 6'0" x 7'0" (1.83m x 2.14m)

Double glazed window to front, radiator.

WC

Double glazed window to side, low-level WC.

Bathroom 5'5" x 7'0" (1.65m x 2.14m)

Double glazed window to rear, radiator, shower enclosure, wash hand basin, tiled walls.

OUTSIDE

Block paved driveway to the front. Enclosed generously sized garden to the rear.

DISCLAIMER

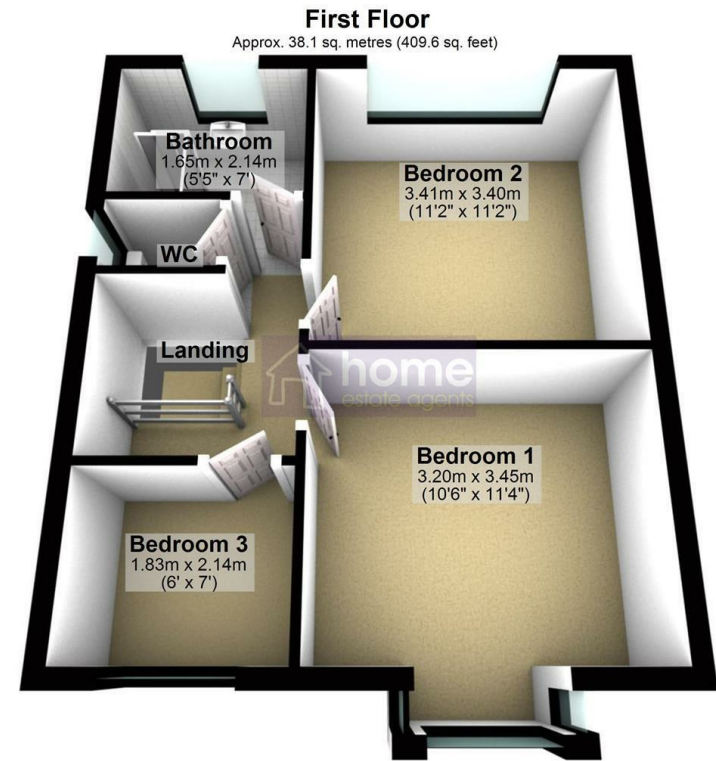
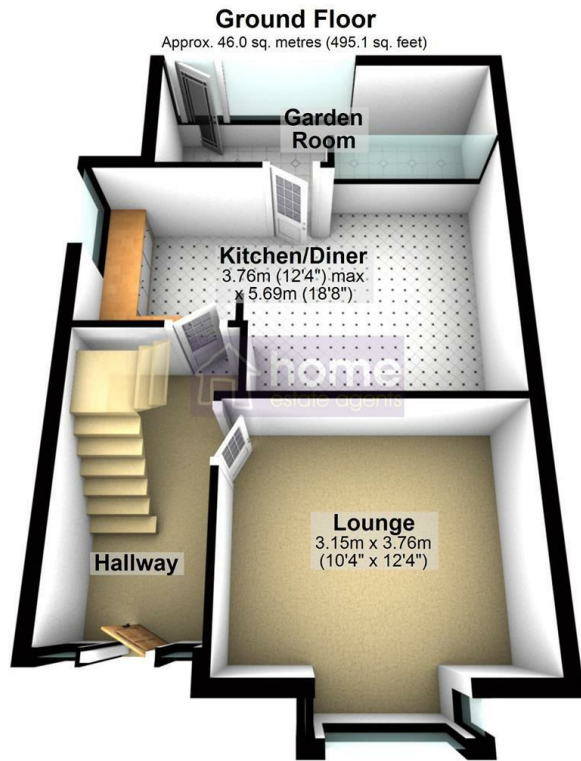
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary 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/herself 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.

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Total area: approx. 84.1 sq. metres (904.8 sq. feet)

