



Durham Close  
Dukinfield, SK16 5JR  
Price £225,000



## Durham Close, Dukinfield, SK16 5JR

Home Estate Agents are thrilled to present this exquisite two bedroom mid mews property for sale. Nestled in the heart of the sought after Richmond Park Estate in Dukinfield, close to local amenities, schools and transport links, making this home an ideal choice for growing families and individuals alike. Benefits from NO VENDOR CHAIN \*\*Viewing Highly Recommended\*\* Don't miss the opportunity to make this beautiful property your new home!

In brief the accommodation comprises of: Entrance vestibule, lounge, dining room and kitchen to the ground floor. Two double bedrooms and bathroom to the first floor. Low maintenance small garden area and driveway to the front of the property providing convenient off road parking. Enclosed garden to the rear.

### GROUND FLOOR

#### Entrance Vestibule

Door to front, door to:

#### Lounge 11'10" x 11'11" (3.61m x 3.62m)

Double glazed bay window to front, feature fireplace with inset living flame effect fire, radiator, stairs to first floor.

#### Dining Room 13'11" x 5'9" (4.25m x 1.76m)

Radiator, door to storage cupboard, double glazed French doors leading out to rear garden, open plan to:

#### Kitchen 11'0" x 5'9" (3.36m x 1.75m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear.

### FIRST FLOOR

#### Landing

Doors to:

#### Bedroom 1 11'3" x 11'11" (3.43m x 3.62m)

Double glazed window to front, radiator.

#### Bedroom 2 11'0" x 6'9" (3.36m x 2.07m)

Double glazed window to rear, radiator, door to storage cupboard.

#### Bathroom 7'6" x 4'9" (2.29m x 1.45m)

Three piece suite comprising bath with shower over, vanity wash hand basin and low-level WC, tiled walls, tiled floor, double glazed window to rear.

#### OUTSIDE

Driveway to the front of the property with low maintenance garden area. Enclosed garden to the rear with paved patio and good sized lawn area.

#### DISCLAIMER

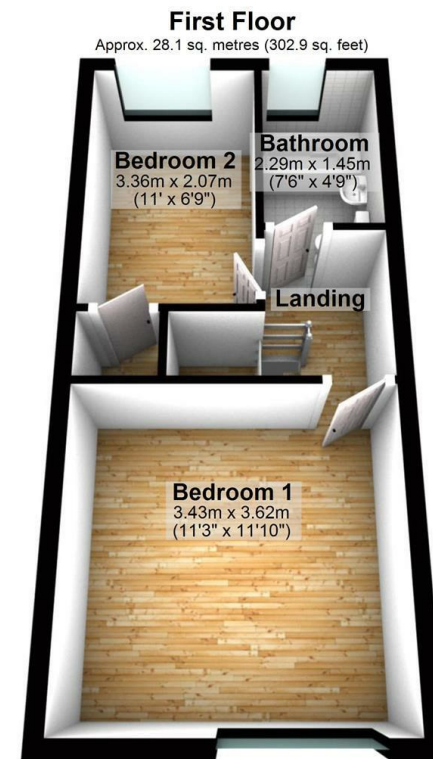
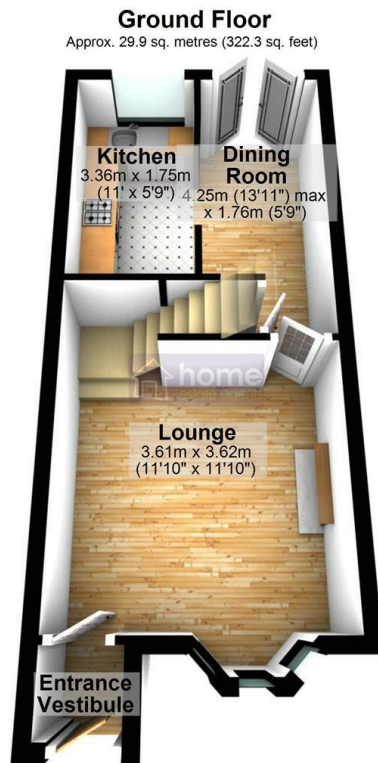
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary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

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Total area: approx. 58.1 sq. metres (625.2 sq. feet)

