



Eaton Close, Richmond Park, Dukinfield, SK16 5SB

Offers in the region of £235,000

Offered "For Sale" is this superb Two Bedroom Semi Detached property located on a popular and quiet cul de sac on the sought after development of Richmond Park, Dukinfield and offers ready to move into accommodation of which only a full personal inspection will fully reveal.

The well planned and deceptively spacious accommodation has been well cared for by the present owners and has accommodation that briefly comprises to the ground floor, entrance porch, excellent sized lounge with bay area, dining room, fitted kitchen and a superbly sized conservatory. To the first floor there are two good sized bedrooms and a family bathroom/WC. To the outside the property has a good sized driveway to the side providing parking for two/three and a good sized lawned garden and an astro turfed rear garden for ease of maintenance. The property further benefits from Upvc double glazing and gas central heating ensuring that this property will appeal to even the most discerning purchasers.

Viewing Highly Recommended!



GROUND FLOOR

Porch

Composite double glazed front door, window to front and door to lounge.

Lounge

16'1" x 13'7" (4.91m x 4.14m)

Upvc double glazed window to the front, open plan staircase to the first floor with under stairs storage cupboard, fitted feature fire surround with fire inset, wall light points, TV aerial point, arch to dining room and radiator.

Dining Room

8'4" x 6'5" (2.55m x 1.96m)

Upvc double glazed patio doors to the conservatory, door to kitchen and radiator.

Kitchen

8'4" x 6'10" (2.55m x 2.08m)

Fitted with a matching range of base and wall units incorporating a single drainer sink unit and work surfaces over, fitted four ring gas hob with extractor hood above and electric double oven below, space and plumbing for automatic washing machine, space for fridge, part tiled walls, Upvc double glazed window to the rear.

Conservatory

Upvc double glazed with double opening doors to the rear garden, wooden flooring, radiator.

FIRST FLOOR

Landing

Upvc double glazed window to side.

Bedroom 1

13'8" x 13'7" (4.16m x 4.14m)

Upvc double glazed window to front, fitted recess over stairs wardrobe, radiator.

Bedroom 2

10'10" x 8'2" (3.30m x 2.48m)

Upvc double glazed window to rear, radiator.

Bathroom/WC

Modern fitted bathroom suite in white comprising of an L shaped panelled bath with mixer shower over and shower screen, pedestal wash hand basin, low level WC, fully tiled walls, heated towel rail, Upvc double glazed window to the rear and decorative flooring.

OUTSIDE

Gardens & Driveway

To the outside the property has a good sized driveway to the

side providing parking for two/three and a good sized lawned garden and an astro turfed rear garden for ease of maintenance.

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. 74.8 sq. metres (805.0 sq. feet)

