



## St. Marks Street, Dukinfield, SK16 4PH

**Price £195,000**

Ideally located is this lovely three bedroom modern news property offering good sized and ready to move into accommodation of which only a full personal inspection will fully reveal.

The well planned and deceptively spacious accommodation briefly comprises: Entrance porch, excellent sized lounge, dining area and a fitted dining kitchen to the ground floor, whilst to the first floor there are three good sized bedrooms and a bathroom/WC. To the outside there is parking to the front and garden to the rear with the property further benefitting from double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers.

Chain Free - View Early to Avoid Disappointment!





## NOTE

This property is currently tenanted all enquiries to the office  
0161304000

## GROUND FLOOR

### Hall

### Lounge

12'10" x 11'9" (3.91m x 3.58m)

### Dining Room

10'0" x 7'4" (3.05m x 2.24m)

### Kitchen

10'0" x 6'11" (3.05m x 2.10m)

## FIRST FLOOR

### Landing

### Bedroom 1

12'1" x 8'3" (3.69m x 2.51m)

### Bedroom 2

10'9" x 8'6" (3.27m x 2.59m)

### Bedroom 3

9'2" x 6'2" (2.79m x 1.88m)

### Bathroom

5'4" x 6'2" (1.63m x 1.88m)

## OUTSIDE

### Garden

## 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.

