



Dukinfield Road, Hyde, SK14 4QD

Price £165,000

Immaculately presented is this deceptively spacious three bedroom mid terraced property offering ready to move into accommodation of which only a full personal inspection will fully reveal.

The property is conveniently located on Dukinfield Road this refurbished property briefly comprises: Entrance vestibule, lounge and fitted dining kitchen to the ground floor, whilst to the first floor there are three good sized bedrooms and bathroom/WC. To the outside the property benefits from off road parking to the rear with good sized court yard area with parking, (Imprinted concrete driveway & Lawned garden area is also available, however they are currently not registered). The property further benefits from Upvc double glazing and gas central heating and an early viewing is strongly recommended!

"Chain Free" Lovely Property Throughout - View Early to Avoid Disappointment!



GROUND FLOOR

Entrance Vestibule

Lounge

14'0" x 13'11" (4.27 x 4.25)

Upvc double glazed bay window to the front elevation, TV aerial point and radiator.

Fitted Dining Kitchen

14'0" x 12'0" (4.27 x 3.67)

Fitted with a matching range of base and wall units incorporating a single drainer sink unit and work tops over, fitted four ring gas hob with extractor hood over and electric oven below, space for fridge freezer, plumbing for automatic washing machine, under stairs storage cupboard, breakfast bar, Upvc double glazed window overlooking the rear garden, Upvc double glazed door to the rear garden and radiator.

FIRST FLOOR

Landing

Bedroom 1

14'0" x 10'7" (4.27 x 3.24)

Upvc double glazed window to the front and radiator.

Bedroom 2

12'5" x 9'5" (widest point) (3.79 x 2.89 (widest point))

Upvc double glazed window to the rear and radiator.

Bedroom 3

9'1" x 9'1" (2.79 x 2.79)

Upvc double glazed window to the rear and radiator.

Bathroom/WC

Modern white coloured suite comprising panelled bath with shower over and shower screen, pedestal wash hand basin, low level WC, partially tiled walls, radiator.

OUTSIDE

Gardens

To the front is a forecourt garden with fenced boundaries, whilst the rear the property benefits from off road parking, good sized court yard area. (Imprinted concrete driveway & Lawned garden area is also available, however they are currently not registered), we are advised that this can be registered to the property in the next two years (Solicitors to Advise)

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.

