



King Street
Dukinfield, SK16 4TY

Price £199,950



There's no agent like home

This charming three-bedroom, bay-fronted semi-detached property built in 1900s is a spacious family home, ideally located close to local amenities, transport links, and schools, as well as the serene Dukinfield Park and benefits from NO VENDOR CHAIN.

The ground floor features a welcoming lounge with a bay window and a solid fuel fire, perfect for cozy evenings. Adjacent to the lounge is a dining room with a multi-fuel burner, creating a warm and inviting atmosphere, and French doors that open out to the rear garden, allowing for seamless indoor-outdoor living. The kitchen is well-equipped and offers ample space for meal preparation.

On the first floor, you will find three well-proportioned bedrooms, each offering comfortable living space and a conveniently located family bathroom.

The property boasts an inviting front entrance with steps leading up to the front door and gated access to the rear garden, ensuring privacy and security. The enclosed rear garden is a generous size, featuring a decked seating area ideal for outdoor dining and entertaining, a well-maintained lawn, and planted borders with mature shrubs and trees, providing a tranquil and picturesque setting.

Additionally, there is a brick-built outhouse with lighting and power, offering a versatile space that can be used as a home office, workshop, or additional storage. The property has recently undergone roof renovations, ensuring peace of mind for the new owners. With no vendor chain, this home is ready for immediate occupancy, making the moving process smooth and hassle-free.

This delightful home combines period charm with modern conveniences, making it an ideal choice for families seeking a comfortable and stylish living environment in a convenient location. ****Viewing Highly Recommended****



GROUND FLOOR

Hall

Door to front, radiator, stairs leading to first floor, door to storage cupboard, doors leading to:

Lounge 12'3" x 10'9" (3.73m x 3.28m)

Double glazed bay window to front, feature fireplace with solid fuel fire and wood carved surround, radiator, double doors leading to:

Dining Room 14'4" x 10'9" (4.36m x 3.28m)

Double glazed window to side and rear, feature inglenook fireplace with inset multi fuel burner, radiator, double glazed French doors leading out to rear garden.

Kitchen 13'6" x 6'7" (4.12m x 2.00m)

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, space for cooker, two double glazed windows to rear, radiator, door leading out to rear garden.

FIRST FLOOR

Landing

Double glazed window to side, doors leading to:

Bedroom 1 13'2" x 10'8" (4.01m x 3.25m)

Double glazed window to front, radiator.

Bedroom 2 12'3" x 9'1" (3.73m x 2.77m)

Double glazed window to rear, radiator.

Bedroom 3 9'0" x 7'2" (2.75m x 2.18m)

Double glazed window to rear, radiator, access to part boarded loft.

Bathroom 6'10" x 5'5" (2.09m x 1.66m)

Three piece suite comprising bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, corner double glazed window to front, radiator.

OUTSIDE

Steps leading up to the front of the property with gated access to the rear. Enclosed good sized garden to the rear with decked seating area and lawn with planted borders with mature trees and shrubs. Brick built outhouse with power and lighting perfect versatile space.

Outhouse 12'2" x 6'3" (3.71m x 1.91m)

Window to side, door to side.

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.

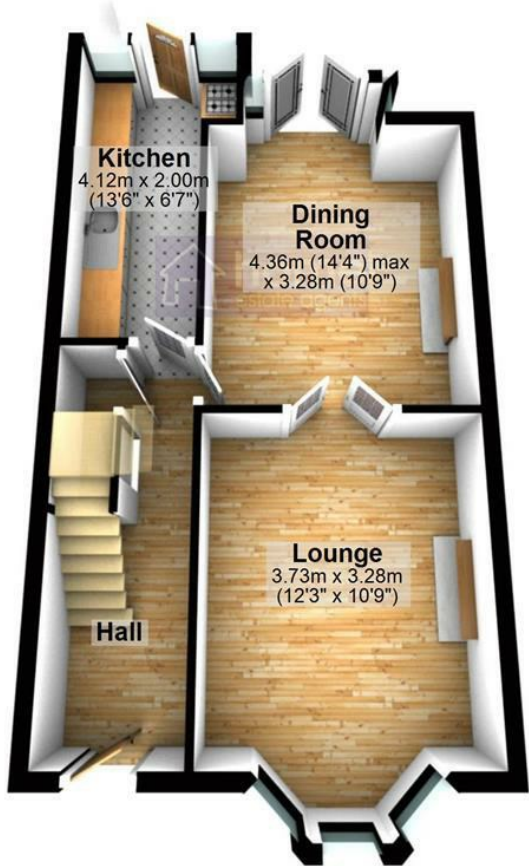
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STREET



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC