



Lime Place
Dukinfield, SK16 4NB

Offers over £215,000



There's no agent like home

This delightful three-bedroom mid mews property is ideally situated close to local amenities, Dukinfield Park, Dukinfield Cricket Club, and scenic canalside walks. The home offers a blend of comfort and convenience, making it perfect for families or those seeking a tranquil lifestyle.

On the ground floor, you are welcomed by a porch leading to a spacious and cozy lounge, ideal for relaxing or entertaining. The well-appointed kitchen/diner offers ample dining space, perfect for family meals and gatherings. A bright and airy conservatory, featuring bi-fold doors, opens to the garden, seamlessly blending indoor and outdoor living. The first floor comprises three generously sized bedrooms, providing comfort and privacy, and a modern bathroom with contemporary fixtures and fittings. The second floor features a versatile converted loft room.

Outdoor spaces include an attractive lawned garden to the front, providing pleasant curb appeal, and a low-maintenance paved garden to the rear, ideal for outdoor entertaining. Additionally, a convenient garage offers extra storage or parking space with access from the garden.

*** NO CHAIN ***

This property combines a prime location with practical living spaces, making it an excellent opportunity for buyers seeking a well-rounded home. Don't miss the chance to make this lovely house your new home. **Viewing Highly Recommended**



GROUND FLOOR

Porch

Door to side, double glazed window to front, door leading to:

Lounge 14'6" x 16'3" (4.42m x 4.96m)

Double glazed window to front, feature fireplace with inset living flame effect fire, radiator, stairs leading to first floor, door leading to:

Kitchen/Diner 9'0" x 16'3" (2.74m x 4.96m)

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, two double glazed windows to rear, radiator, door leading to storage cupboard, door leading to:

Conservatory

Two double glazed windows to rear, bi-fold door leading out to rear garden.

FIRST FLOOR

Landing

Stairs leading to loft room, doors leading to:

Bedroom 1 11'7" x 11'5" (3.53m x 3.49m)

Double glazed window to front, radiator.

Bedroom 2 8'11" x 9'10" (2.73m x 3.00m)

Double glazed window to rear, radiator, doors to storage cupboards.

Bedroom 3 8'7" x 6'1" (2.62m x 1.86m)

Double glazed window to front, radiator.

Bathroom 5'10" x 6'0" (1.79m x 1.83m)

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

SECOND FLOOR

Loft Room 11'6" (max) x 15'8" (3.52m (max) x 4.78m)

Velux window, radiator.

OUTSIDE

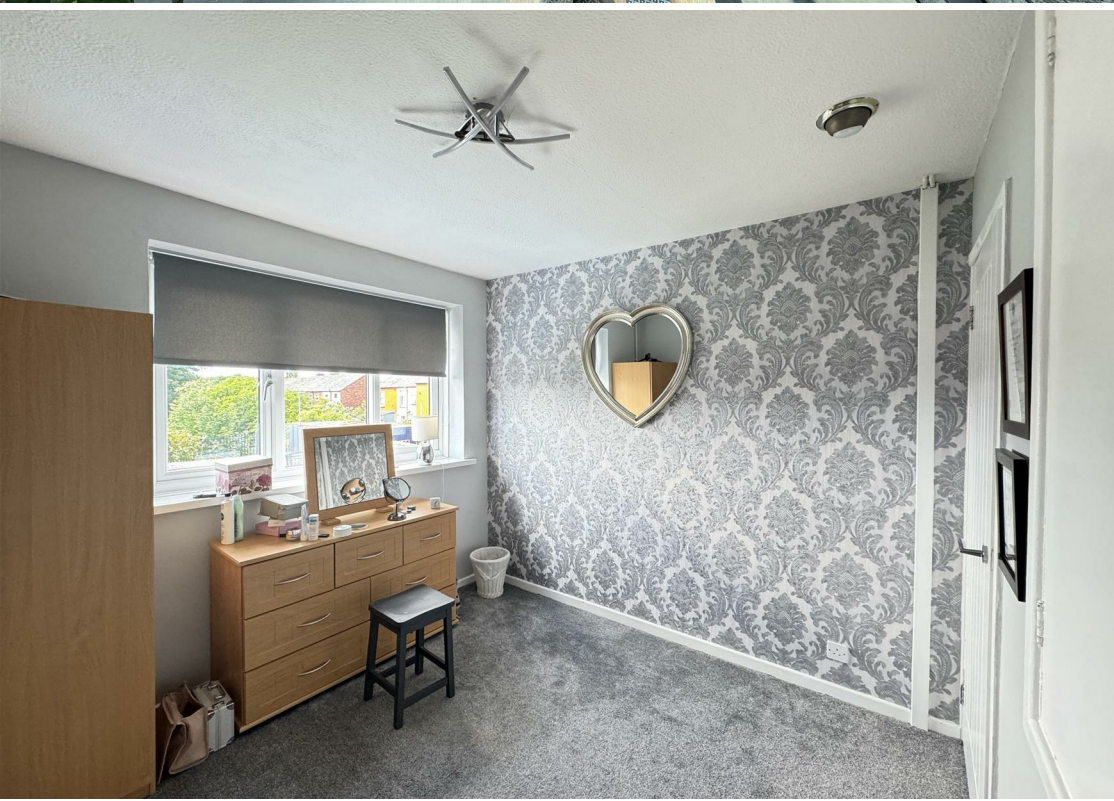
Well maintained lawned garden to the front. Enclosed paved garden to the rear with gated access. Garage to the rear.

DISCLAIMER

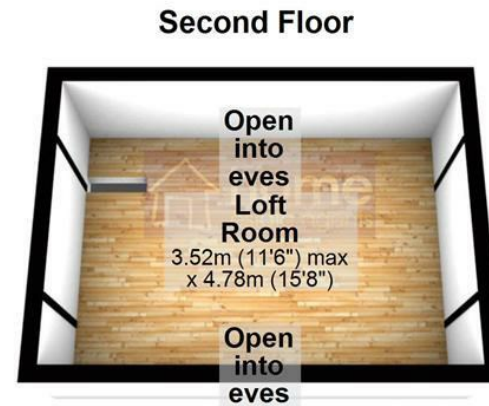
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Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(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