



Chapel Street, Dukinfield, SK16 4QL

Offers over £200,000

Ideally located is this superb three bedroom mews property occupying a pleasant position in this popular residential location, offering family sized accommodation with gardens to the front and an dl rear with a lovely open aspect to the rear and only a full personal inspection with reveal the accommodation that is on offer.

The property is located within walking distance to Ravensfield Primary School, Dukinfield Cricket Club and all local amenities and offers well presented and in a ready to move has accommodation that briefly comprises: Entrance hallway, lounge a fitted dining kitchen and Utility room to the ground floor whilst to the first floor there are three excellent sized bedrooms (Main bedroom is currently split to provide a fourth bedroom) and a family bathroom/WC. The property is Upvc double glazed with gas central heating and has the added benefit of gardens to both the front and rear elevations with the rear garden being of a considerable size with open aspect and playing fields to the rear.

An internal personal inspection is highly recommended!



GROUND FLOOR

Porch

Open plan, door to:

Entrance Hall

Composite double glazed door to front aspect, radiator, dado rail and panelled wall effect walls, stairs to first floor, doors to lounge, kitchen and utility room.

Lounge

10'1" x 16'0" (3.07m x 4.88m)

Upvc double glazed bay window to front aspect, fitted feature fire surround with fire inset, dado rail TV aerial point, ceiling cornices and radiator.

Kitchen/Dining Room

12'11" x 6'7" (3.93m x 2.00m)

Fitted with a range of base and eye level units complemented by worktops and splash backs, single drainer sink unit with mixer tap over, fitted four ring electric hob with electric oven below, spaces for fridge freezer and dishwasher, Upvc double glazed window to rear, double glazed door to rear garden, radiator, space for dining table, wall mounted gas fired Combination boiler, radiator.

Utility Room

9'8" x 6'5" (2.95m x 1.95m)

Plumbing and space for automatic washing machine, fitted work top, Upvc double glazed window to rear, radiator.

FIRST FLOOR

Landing

Upvc double glazed window to rear dado rail.

Bedroom 1

11'3" x 9'8" (3.42m x 2.95m)

Upvc double glazed window to front, radiator

Bedroom 2

7'4" x 9'5" (2.23m x 2.87m)

Currently split into two with door to front section

Bedroom 2

8'0" x 9'2" (2.44m x 2.79m)

Upvc double glazed window to front, radiator.

Bedroom 3

11'9" x 6'6" (3.58m x 1.98m)

Upvc double glazed window to rear, radiator.

Bathroom/WC

Fitted with a three piece suite comprising: L shaped panelled bath with mixer shower over and shower screen, pedestal wash basin, low level WC, radiator and Upvc double glazed window to rear.

OUTSIDE

Gardens

The property is complemented externally by a small forecourt garden to the front. Whilst to the rear is a lovely sized landscaped garden with paved patio area, astro turfed area with pergola and children's play area with direct access to the playing fields.

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.

