



Cheetham Hill Road
Dukinfield, SK16 5JU
Offers over £269,950

This charming and deceptively spacious three-bedroom end terrace property is situated in a highly sought-after area of Dukinfield, offering convenient access to local amenities, schools, transport links and Stalybridge Cricket Club. Nature enthusiasts will appreciate the nearby Gorse Hall, which provides ample green outdoor space and scenic woodland walks.

The ground floor features a welcoming hall, a comfortable lounge with a multi-fuel stove, perfect for cozy evenings, and a separate dining room with a full-length window that floods the space with natural light, making it ideal for family meals and entertaining guests. The well-equipped kitchen offers ample storage and workspace, catering to all your culinary needs. Upstairs, the property comprises three bedrooms, including two generously sized doubles that provide a comfortable and relaxing retreat, and a modern shower room with contemporary fittings.

The exterior boasts a forecourt garden at the front, enhancing the property's curb appeal. The enclosed tiered garden at the rear is a highlight, featuring a block-paved patio area perfect for outdoor dining. Steps lead up to a versatile stone area, a well-maintained lawn, and a decking seating area, ideal for enjoying the outdoors in a private setting. Additionally, the garden includes a brick-built utility room and a storage room, providing extra space for practical needs.

Overall, this character property combines spacious living areas with attractive outdoor spaces, making it a perfect family home or an ideal choice for those looking to enjoy a blend of comfort and convenience in a vibrant community. ****Viewing Highly Recommended****



GROUND FLOOR

Hall

Door to front, radiator, stairs leading to first floor, doors leading to:

Lounge 13'3" x 12'0" (4.05m x 3.65m)

Double glazed window to front, inglenook fireplace with multi fuel stove, radiator.

Dining Room 16'9" x 12'6" (5.11m x 3.80m)

Double glazed full length window to rear, feature fireplace, radiator, door leading to:

Kitchen 12'6" x 9'0" (3.81m x 2.74m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, space for fridge/freezer, built-in oven, built-in hob, double glazed window to side, double glazed window to rear, door to under stairs storage cupboard, door to side leading out to rear garden.

FIRST FLOOR

Landing

Radiator, doors leading to:

Master Bedroom 13'3" x 15'9" (4.05m x 4.79m)

Two double glazed windows to front, fitted with a range of wardrobes, radiator.

Bedroom 2 14'2" x 10'6" (4.32m x 3.20m)

Double glazed window to rear, fitted with a range of wardrobes, radiator.

Bedroom 3 9'9" x 9'3" (2.97m x 2.81m)

Double glazed window to rear, radiator.

Shower Room

Double glazed window to side, fitted with a three piece suite comprising enclosed shower cubicle, vanity wash hand basin and low-level WC, radiator.

OUTSIDE

Forecourt gated garden to the front. Enclosed garden to rear with block paved patio, steps up to stone, lawned and decked areas. Brick built utility room and storage.

Utility Room 5'9" x 4'2" (1.76m x 1.26m)

Plumbing for washing machine, space for tumble dryer, window 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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Total area: approx. 108.8 sq. metres (1171.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	53	
(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		
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