



Victoria Road  
Dukinfield, SK16 4UN

Offers over £179,950

This charming two-bedroom mid-terrace property offers spacious accommodation spread over three floors, with the added benefit of a cellar. Located in a popular area of Dukinfield, the home provides easy access to local schools, amenities, and transport links, making it an ideal location for families and commuters alike. Upon entering, you'll be greeted by a welcoming entrance hall that leads into a cozy lounge, perfect for relaxing and entertaining. The ground floor also features a spacious kitchen/diner with ample room for cooking and dining, seamlessly connecting to a handy utility room, enhancing the functionality of the space. The first floor hosts two generously sized double bedrooms, each offering plenty of natural light and space for storage. The contemporary bathroom is well-appointed, featuring quality fixtures and fittings. The second floor unveils a versatile loft room, which can be utilized as a home office, providing extra flexibility to suit your lifestyle needs. The basement features a practical cellar, ideal for storage. Outside, the property benefits from an enclosed paved garden to the rear, offering a private outdoor retreat for relaxation and entertaining.

Deceptively spacious, this home is perfectly suited for first-time buyers or a growing family, offering comfort, convenience, and room to expand. Don't miss the opportunity to make this wonderful property your new home. **\*\*Viewing Highly Recommended\*\***



## GROUND FLOOR

### Hall

Door to front, radiators, doors leading to:

**Lounge** 13'2" x 12'7" (4.01m x 3.83m)

Double glazed window to front, radiator, feature fireplace with inset fire.

**Kitchen/Diner** 15'7" x 13'4" (4.74m x 4.06m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with taps, plumbing for dishwasher, space for fridge/freezer, space for cooker, double glazed window to rear, radiator, door leading to:

**Utility Room** 8'8" x 7'4" (2.63m x 2.23m)

Plumbing for washing machine, space for tumble dryer, double glazed window to side, radiator, door to side leading out to rear garden.

## BASEMENT

**Cellar** 12'8" x 12'7" (3.86m x 3.83m)

## FIRST FLOOR

### Landing

Radiator, doors leading to:

**Bedroom 1** 13'2" x 16'2" (4.01m x 4.92m)

Double glazed window to front, radiator.

**Bedroom 2** 15'7" x 11'0" (4.74m x 3.35m)

Double glazed window to rear, radiator.

**Bathroom** 8'8" x 7'4" (2.63m x 2.23m)

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

## SECOND FLOOR

**Loft Room** 8'6" x 16'2" (2.59m x 4.92m)

Double glazed velux window to rear, radiator.

## OUTSIDE

Enclosed paved garden to the rear.

## DISCLAIMER

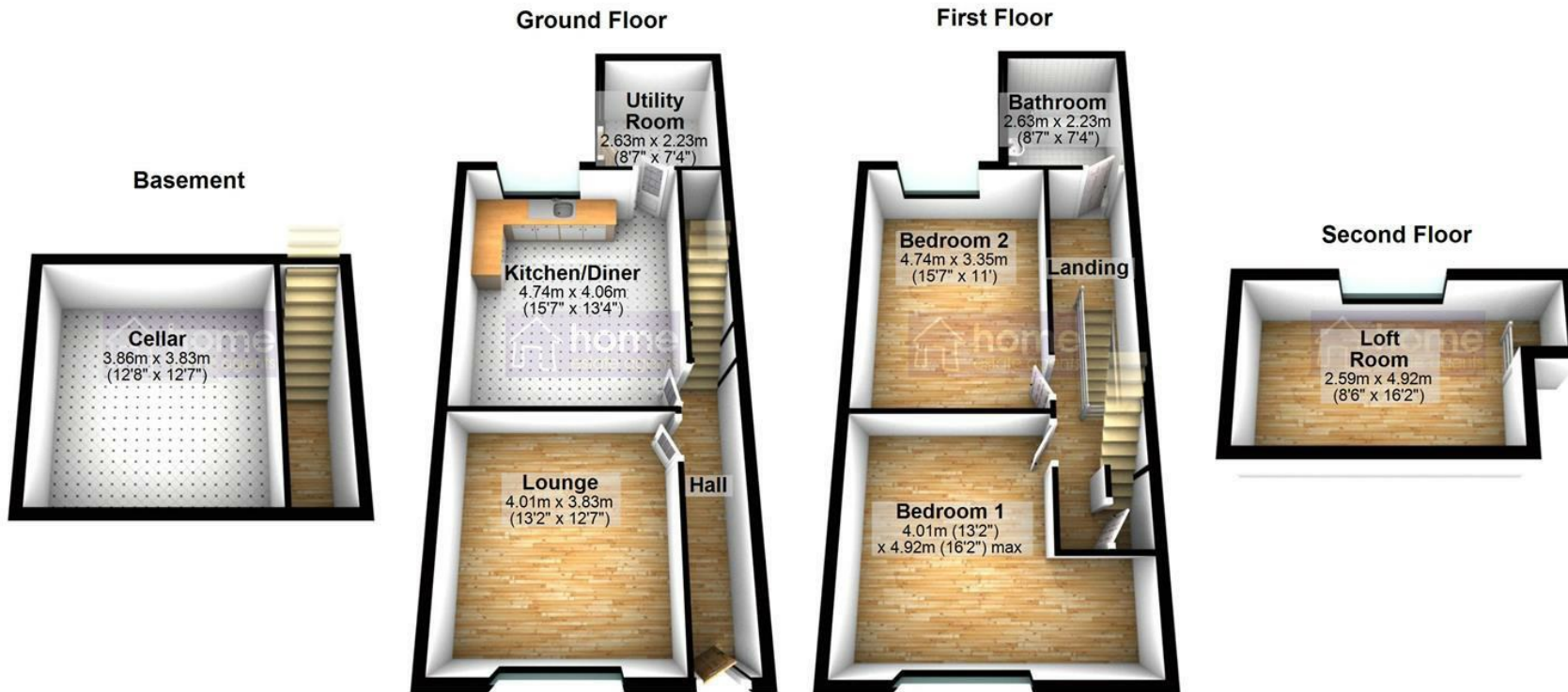
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Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>	<b>51</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 