



Bass Street  
Dukinfield, SK16 4LX  
Offers over £150,000

This two-bedroom mid-terrace property is situated in the heart of Dukinfield, offering a prime location close to local amenities and excellent transport links. Just a short distance from Dukinfield Park and the Dukinfield Cricket Club, this home combines convenience with recreational opportunities.

Upon entering, you are greeted by an inviting entrance vestibule that leads into a cozy lounge, perfect for relaxation or entertaining guests. The ground floor also features a well-appointed kitchen, equipped with ample storage and counter space.

Upstairs, the first floor comprises two comfortable bedrooms, each providing a peaceful retreat at the end of the day. The modern bathroom is stylishly designed, offering a tranquil space to unwind.

To the rear, you will find an enclosed paved yard, providing a private outdoor space for enjoying the fresh air or gardening. The property's location ensures you are within easy reach of schools, shops, and public transport, making daily commutes and errands effortless.

This property is an excellent choice for those seeking a comfortable and conveniently located home in Dukinfield. With its blend of functionality and location, it presents a fantastic opportunity for first-time buyers or small families.  
**\*\*Viewing Highly Recommended\*\***



## GROUND FLOOR

### Entrance Vestibule

Door to front, door leading to:

### Lounge 13'0" x 12'10" (3.96m x 3.91m)

Double glazed window to front, radiator, door leading to:

### Kitchen 10'3" x 10'0" (3.13m x 3.05m)

Fitted with a matching range of base and eye level units with worktop space over, breakfast bar, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer, space for cooker, two double glazed windows to rear, radiator, stairs leading to first floor, door to under stairs storage cupboard, door leading out to rear.

## FIRST FLOOR

### Landing

Doors leading to:

### Master Bedroom 13'0" x 12'10" (3.96m x 3.91m)

Double glazed window to front, radiator.

### Bedroom 2 10'3" x 7'1" (3.13m x 2.17m)

Double glazed window to rear, radiator.

### Bathroom 5'7" x 5'5" (1.69m x 1.64m)

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

## OUTSIDE

Enclosed paved yard to the rear with artificial lawn area.

## 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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## Ground Floor

Approx. 28.1 sq. metres (302.6 sq. feet)




## First Floor

Approx. 28.1 sq. metres (302.6 sq. feet)



Total area: approx. 56.2 sq. metres (605.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>64</b>	
(55-68) <b>D</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>		
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