



Lyndhurst View
Dukinfield, SK16 4XL

Offers over £165,000

This charming two-bedroom end mews property is nestled in a quiet and pleasant cul-de-sac in the popular area of Dukinfield. Conveniently located close to local amenities, transport links, Dukinfield Park, and scenic riverside walks, this home offers a comfortable and inviting living space.

The ground floor features a welcoming porch, a spacious lounge, and a well-appointed kitchen/diner perfect for family meals and entertaining guests. Upstairs, there are two generously sized bedrooms and a bathroom fitted with contemporary fixtures. The property benefits from two allocated parking spaces at the front, ensuring hassle-free parking. The enclosed, low-maintenance paved garden at the rear provides a private and tranquil space for outdoor relaxation and dining.

With its excellent location, this property offers easy access to schools, shops, and recreational facilities, making it an ideal home for first-time buyers, individuals, or growing families looking for a blend of convenience and comfort in a friendly community. Don't miss the opportunity to make this delightful house your new home.

****Viewing Highly Recommended****



GROUND FLOOR

Porch

Door to front, door leading to:

Lounge 16'4" x 12'4" (4.99m x 3.76m)

Double glazed window to front, radiator, stairs leading to first floor, door leading to:

Kitchen/Diner 8'0" x 12'4" (2.44m x 3.76m)

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, double glazed window to rear, radiator, double glazed French doors leading out to rear garden.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1 10'1" x 12'8" (3.07m x 3.86m)

Double glazed window to front, radiator.

Bedroom 2 8'0" x 12'4" (2.44m x 3.76m)

Double glazed window to rear, radiator, door to storage cupboard.

Bathroom 4'4" x 7'7" (1.32m x 2.32m)

Three piece suite comprising bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, radiator, door to storage cupboard.

OUTSIDE

Two designated parking spaces to the front. Enclosed paved garden to the rear.

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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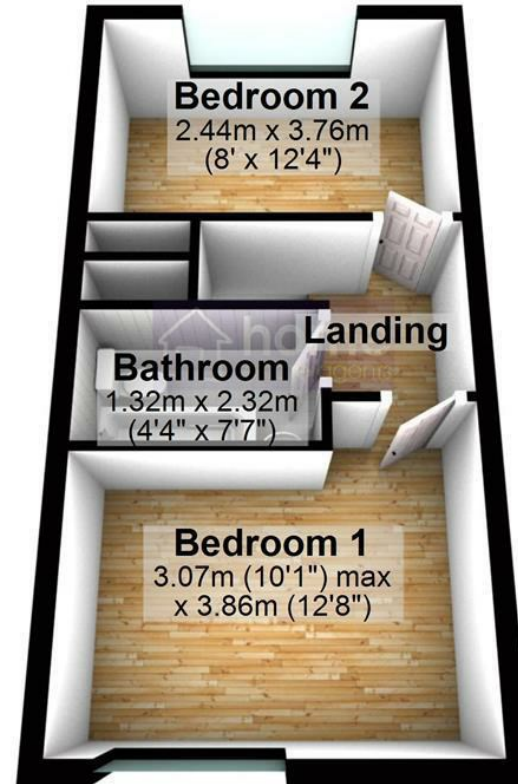





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(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 