



Dukinfield Road  
Hyde, SK14 4QE

Offers over £160,000



There's no agent like home



Introducing a delightful two-bedroom mid-terraced property, ideally situated on Dukinfield Road in Hyde, and available with no vendor chain. This property presents an excellent opportunity for those eager to personalise and modernise a home to their tastes.

The ground floor features a welcoming lounge, perfect for relaxing, and a kitchen that offers potential for renovation and customisation. Ascending to the first floor, you'll find two comfortable bedrooms, each offering a blank canvas for your personal touch, alongside a family bathroom. A standout feature of this home is the loft room on the second floor, which provides additional flexible space.

The exterior is equally appealing, with a garden-fronted aspect adding curb appeal and a gated, enclosed driveway/garden at the rear, providing both outdoor space and secure parking.

Located in a convenient area close to local amenities and excellent transport links, this property is perfect for first-time buyers, small families, or investors looking to add value through refurbishment. Don't miss the chance to create your dream home in this well-positioned and versatile property. **\*\*Viewing Highly Recommended\*\***



## GROUND FLOOR

### Lounge 17'11" x 13'2" (5.45m x 4.02m)

Door to front, double glazed window to front, feature fireplace with fire, radiator, stairs leading to the first floor, door leading to:

### Kitchen 8'10" x 13'2" (2.69m x 4.02m)

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

## FIRST FLOOR

### Landing

Door to storage cupboard, stairs leading to second floor, doors leading to:

### Bedroom 1 9'0" x 13'2" (2.74m x 4.02m)

Double glazed window to front.

### Bedroom 2 6'4" x 13'1" (1.93m x 3.99m)

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

### Bathroom 8'1" x 9'1" (2.47m x 2.78m)

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, part tiled walls, heated towel rail.

## SECOND FLOOR

### Loft Room 11'0" x 13'2" (3.35m x 4.02m)

Two double glazed velux windows to rear.

## OUTSIDE

Garden fronted. Gated block paved garden/driveway 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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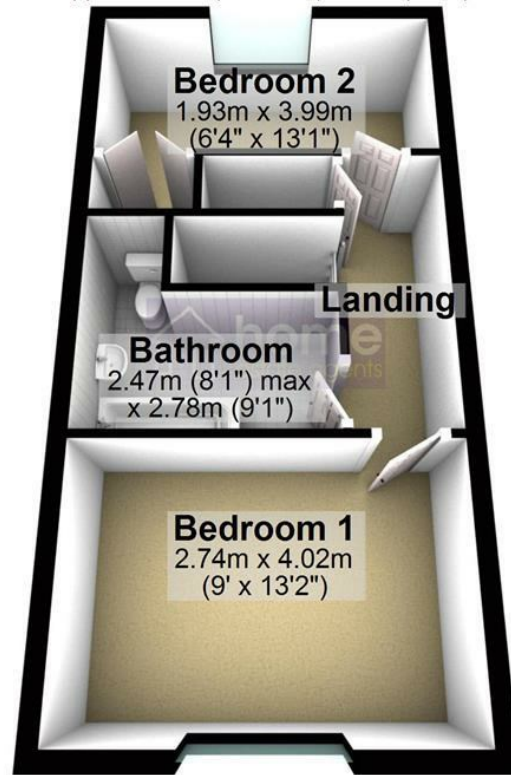
### Ground Floor

Approx. 33.1 sq. metres (356.2 sq. feet)



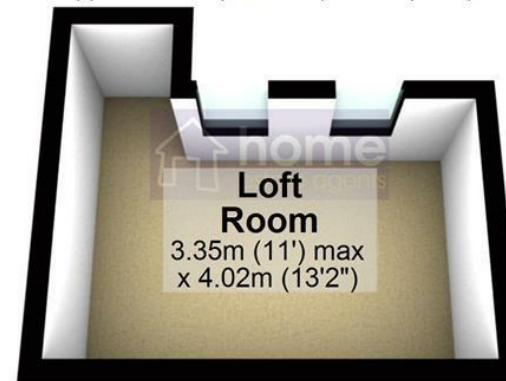
### First Floor

Approx. 32.7 sq. metres (351.8 sq. feet)



### Second Floor

Approx. 11.0 sq. metres (118.1 sq. feet)



Total area: approx. 76.7 sq. metres (826.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</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