



Chew Vale
Dukinfield, SK16 5QT

Price £185,000



There's no agent like home

This delightful two-bedroom semi-detached home, located in a highly desirable residential area of Dukinfield, offers the perfect blend of comfort and convenience. Tucked away in a peaceful cul-de-sac, this property is just a short distance from local shops, schools, and excellent transport links, making it an ideal location for commuters and families alike.

Upon entering, the property greets you with a cosy porch that leads into a bright and airy lounge, perfect for relaxation. The kitchen/diner at the rear of the house provides ample space for cooking and dining, with access to the rear garden, creating a seamless flow for indoor and outdoor living. The first floor features two bedrooms, both offering plenty of natural light, and a contemporary family bathroom.

Externally, the front of the property offers a well-kept lawn and a driveway with parking for two vehicles. The rear garden is a real highlight, offering a spacious and fully enclosed outdoor area, perfect for entertaining or relaxing. The paved patio is ideal for al fresco dining, while steps lead down to a lush lawn area and a beautifully crafted, purpose-built pond, creating a tranquil retreat.

This home is perfect for first-time buyers seeking a well-located property with charm and modern comforts, or for those looking to downsize without compromising on outdoor space or convenience.
****Viewing Highly Recommended****



GROUND FLOOR

Porch

Door to front, door leading to:

Lounge 14'0" x 11'10" (4.27m x 3.61m)

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

Kitchen/Diner 8'3" x 11'10" (2.52m x 3.61m)

Fitted with a matching range of base and eye level units with worktop space over, plumbing for washing, plumbing for dishwasher, integrated fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, door leading out to rear garden.

FIRST FLOOR

Landing

Door to:

Master Bedroom 11'9" x 8'6" (3.57m x 2.58m)

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

Bedroom 2 10'6" x 5'7" (3.21m x 1.69m)

Double glazed window to rear, radiator.

Bathroom 7'5" x 5'11" (2.25m x 1.81m)

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

OUTSIDE

Lawned garden and driveway to the front. Enclosed garden to the rear with paved patio and steps leading down to lawn area and pond.

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.

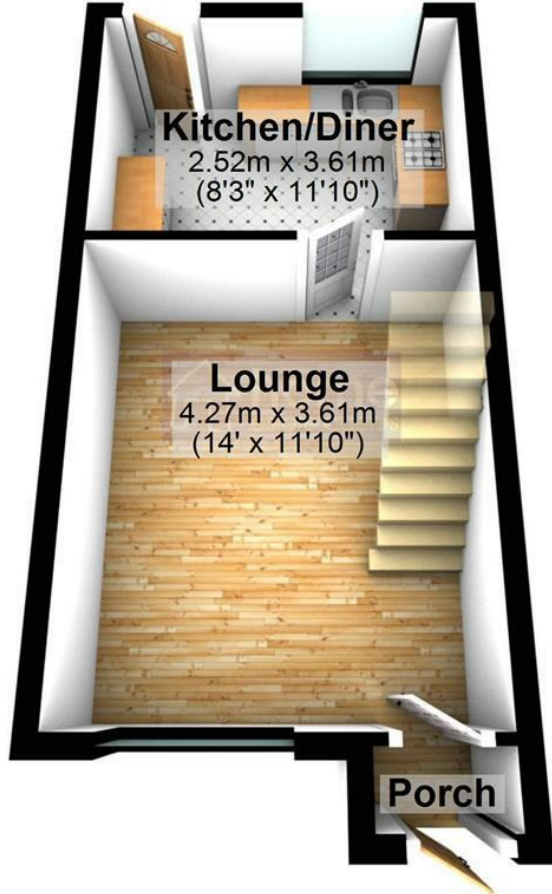
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Ground Floor

Approx. 25.6 sq. metres (275.4 sq. feet)



First Floor

Approx. 24.8 sq. metres (267.2 sq. feet)



Total area: approx. 50.4 sq. metres (542.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(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		
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