



Fir Tree Lane
Dukinfield, SK16 5EW

Offers over £199,950



There's no agent like home

This delightful three-bedroom semi-detached home is ideally positioned in a desirable part of Dukinfield, offering convenient access to a variety of local amenities, excellent transport links, and nearby leisure attractions such as Stalybridge Cricket Club, Dukinfield Golf Club, and Gorse Hall, perfect for woodland walks and outdoor activities.

Upon entering, you are greeted by welcoming entrance hall that leads into a spacious lounge, perfect for relaxing and entertaining. The dining room, positioned adjacent to the kitchen, offers ample space for family. The kitchen itself is well-appointed, providing plenty of workspace.

Upstairs, the property features three generous bedrooms, each offering comfort and versatility, whether used as sleeping quarters, a home office, or additional storage. The shower room is conveniently located on the first floor, offering contemporary fixtures and a walk-in shower.

Outside, the front of the property has a lawned garden and a private driveway, providing off-road parking. Gated side access leads to a sizeable, enclosed rear garden, ideal space to create a tranquil haven for outdoor dining and relaxation.

Needing some modernisation, this property is ideal for growing families and with NO VENDOR CHAIN making it the perfect option for buyers seeking a smooth and quick move. **Viewing Highly Recommended**



GROUND FLOOR

Entrance Hall

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

Lounge

16'7" x 11'1" (5.05m x 3.38m)

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

Dining Room

7'4" x 8'0" (2.24m x 2.44m)

Double glazed window to rear, radiator, sliding door leading to:

Kitchen

9'9" x 8'8" (2.98m x 2.64m)

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, radiator, door leading out to rear garden.

FIRST FLOOR

Landing

Double glazed window to side, door to storage cupboard, doors leading to:

Bedroom 1

11'2" x 11'3" (3.40m x 3.42m)

Double glazed window to rear, radiator.

Bedroom 2

12'10" x 10'0" (3.92m x 3.05m)

Double glazed window to front, radiator.

Bedroom 3

9'7" x 7'0" (2.93m x 2.13m)

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

Shower Room

5'6" x 6'8" (1.68m x 2.03m)

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

OUTSIDE

Lawned garden and driveway to the front with gated access to the rear. Enclosed garden to the rear with lawn and paved pathway.

DISCLAIMER

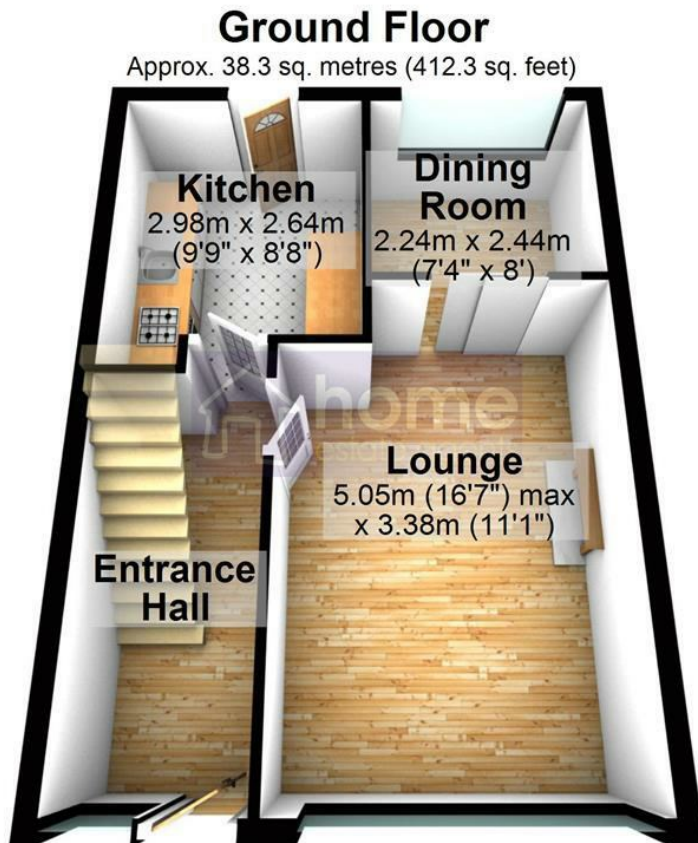
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary 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.

WWW.HOME EA.CO.UK







Total area: approx. 78.0 sq. metres (839.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(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