Chester Avenue
Dukinfield, SK16 5BW

Offers over £175,000

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This delightful mid-terrace property is conveniently located in Dukinfield, perfectly positioned close to an array of local amenities, excellent transport links, and leisure facilities, including Stalybridge Cricket Club.
Offering spacious and versatile living, this property is ideal for first-time buyers or young families looking for a comfortable home in a convenient location.

Upon entering, the ground floor welcomes you with an entrance hall. The spacious lounge is a standout feature, complete with patio doors that lead directly to the rear garden, flooding the room with natural light and providing a seamless connection to outdoor living. The kitchen/diner offers plenty of space for cooking, dining, and entertaining, making it a perfect hub for everyday life.

Upstairs, the first floor comprises two generously sized double bedrooms, each offering ample space for furnishings and storage. A bathroom with a separate WC adds convenience to the upstairs layout.

Externally, the property benefits from a paved driveway/garden at the front, providing convenient off-road parking or a welcoming low-maintenance outdoor space. To the rear, the good-sized lawned garden is ideal for relaxing, gardening, or hosting outdoor gatherings with family and friends.

With its excellent location and practical living spaces, this property is a wonderful opportunity for those looking to step onto the property ladder. Don't miss this fantastic opportunity to make it yours—schedule your viewing today!

GROUND FLOOR

Entrance Hall
Door to front, radiator, stairs leading to first floor, doors to storage cupboard, doors leading to:

Lounge   15'10" x 9'9" (4.83m x 2.97m)
Double glazed window to front, radiator, double glazed sliding doors leading out to rear garden.

Kitchen/Diner   11'7" x 12'10" (3.53m x 3.91m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, door leading out to rear garden.

FIRST FLOOR

Landing
Double glazed window to rear , doors leading to:

Bedroom 1   12'7" x 9'9" (3.84m x 2.97m)
Double glazed window to front, radiator, door to storage cupboard.

Bedroom 2   12'7" x 12'3" (3.84m x 3.74m)
Double glazed window to front, radiator, door to storage cupboard.

Bathroom   5'5" x 7'5" (1.65m x 2.26m)
Two piece suite comprising bath with shower over and pedestal wash hand basin, part tiled walls, double glazed window to rear, heated towel rail.

WC
Two piece suite comprising wash hand basin and low-level WC, double glazed window to rear.

OUTSIDE
Paved garden to the front. Enclosed lawned garden to the rear.

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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. 33.7 sq. metres (362.8 sq. feet)

Kitchen/Diner
3.53m (11'7")
x 3.91m (12'10") max

Lounge
4.83m x 2.97m
(15'10" x 9'9")

Entrance Hall

First Floor
Approx. 37.2 sq. metres (400.9 sq. feet)

Bathroom
1.65m x 2.26m
(5'5" x 7'5")

Landing

WC

Bedroom 2
3.84m (12'7") max
x 3.74m (12'3")

Bedroom 1
3.84m x 2.97m
(12'7" x 9'9")

Total area: approx. 71.0 sq. metres (763.7 sq. feet)