



## Cheetham Hill Road, Dukinfield, SK16 5JL

**Price £176,000**

Deceptively spacious is this impressive ready to move into two bedroom end terraced property with two reception rooms and an excellent sized loft providing potential for a loft conversion if required but without still offers good sized accommodation of which only a full internal inspection will fully reveal.

The property is ideally located on Cheetham Hill Road and positioned on a convenient location within walking distance of most local amenities and transport links with many local schools nearby and bus transportation within 2 minute and a 20 minute walk from the local train station.

The well planned and deceptively spacious has been well cared for by the present owners and briefly comprises: To the ground floor, excellent sized lounge, dining room with patio doors to the rear garden, and a fitted kitchen, whilst to the first floor there are two good sized bedrooms and contemporary bathroom/WC. With some negotiation on furniture its perfect for first time buyers!

To the outside the property has a fantastic sized private, fully enclosed rear garden, laid mainly to lawn with block paved patio area. The property is Upvc double glazed and central heated ensuring that this property will appeal to even the most discerning of purchasers.

Impressive Property - Viewing Highly recommended!





## GROUND FLOOR

### Lounge

11'8" x 11'7" (3.56m x 3.54m)

Composite double glazed front door, Upvc double glazed window to front, laminate wooden flooring, Tv aerial point, meter cupboard, radiator.

### Inner Hallway

Under stairs storage cupboard, tiled floor

### Dining Room

12'6" x 11'7" (3.82m x 3.54m)

Upvc double glazed patio doors to the fantastic sized rear garden, fitted base and wall units incorporating a four ring gas hob with extractor hood above and electric oven below, tiled floor, stairs to the first floor, space for fridge freezer, radiator.

### Kitchen

8'0" x 4'11" (2.43m x 1.51m)

Fitted base and wall units incorporating a single drainer stainless steel sink unit and worktops over, plumbing and space for automatic washing machine, tiled floor, double glazed window to rear, part tiled walls, and radiator.

## FIRST FLOOR

### Landing

### Bedroom 1

11'8" x 11'7" (3.56m x 3.54m)

Upvc double glazed window to front, radiator.

### Bedroom 2

15'7" x 6'3" (4.74m x 1.90m)

Upvc double glazed window to rear, access to a large roof void via a pull down ladder with light, providing excellent potential for a loft conversion if required, radiator.

### Bathroom/WC

Contemporary fitted bathroom suite with jacuzzi whirlpool bath with electric shower over and shower screen, pedestal wash hand basin, low level WC, double glazed window to rear, tiled walls, and heated towel rail.

## OUTSIDE

### Gardens

To the rear is a fantastic sized garden with block paved patio area, large lawned garden with fenced and walled boundaries, gate providing access to the communal walkway for refuse collection.

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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.

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