



Concord Way
Dukinfield, SK16 4DB

Offers over £165,000



There's no agent like home

Situated in the heart of Dukinfield, this charming two-bedroom end-terrace property is perfect for investors or first-time buyers looking to put their own stamp on a home. The property is conveniently located close to local amenities, including a supermarket, excellent transport links, and the popular Dukinfield Park, offering both convenience and a desirable lifestyle.

The ground floor features a entrance vestibule leading into a spacious lounge, ideal for relaxing or entertaining. The kitchen, located to the rear of the property, provides ample storage and workspace and has been fitted with a brand new combi boiler.

On the first floor, there are two generously sized double bedrooms that offer comfortable living spaces and the flexibility to create a cosy retreat. The family bathroom completes the upstairs layout.

Externally, the property benefits from a gated front garden, enhancing privacy and curb appeal. At the rear, the enclosed garden offers an outdoor space, perfect for dining, gardening, or simply relaxing in a secure setting. Additionally, the property comes with a garage located in a nearby en bloc, with a parking space in front, providing convenient and secure parking options or valuable storage space.

This freehold home is ideally positioned close to schools, transport links, and local shopping facilities, making it an excellent choice for families, professionals, or investors. With no vendor chain, the purchase process is straightforward, and the property is ready for its next chapter.

Don't miss the opportunity to view this delightful home and explore its potential. Contact us today to arrange a viewing!



GROUND FLOOR

Entrance Vestibule

Door to front, double glazed window to side, radiator, door leading to:

Lounge 19'2" x 11'11" (5.83m x 3.64m)

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

Kitchen 8'0" x 11'11" (2.45m x 3.64m)

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, two radiators, door leading out to rear.

FIRST FLOOR

Landing

Door to cupboard, doors leading to:

Bedroom 1 10'8" x 11'11" (3.25m x 3.64m)

Double glazed window to front, radiator.

Bedroom 2 8'0" x 11'11" (2.45m x 3.64m)

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

Bathroom 5'1" x 6'11" (1.56m x 2.12m)

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to side, radiator.

OUTSIDE

Gated garden to the front. Enclosed garden to the rear. En-bloc garage with parking space in front.

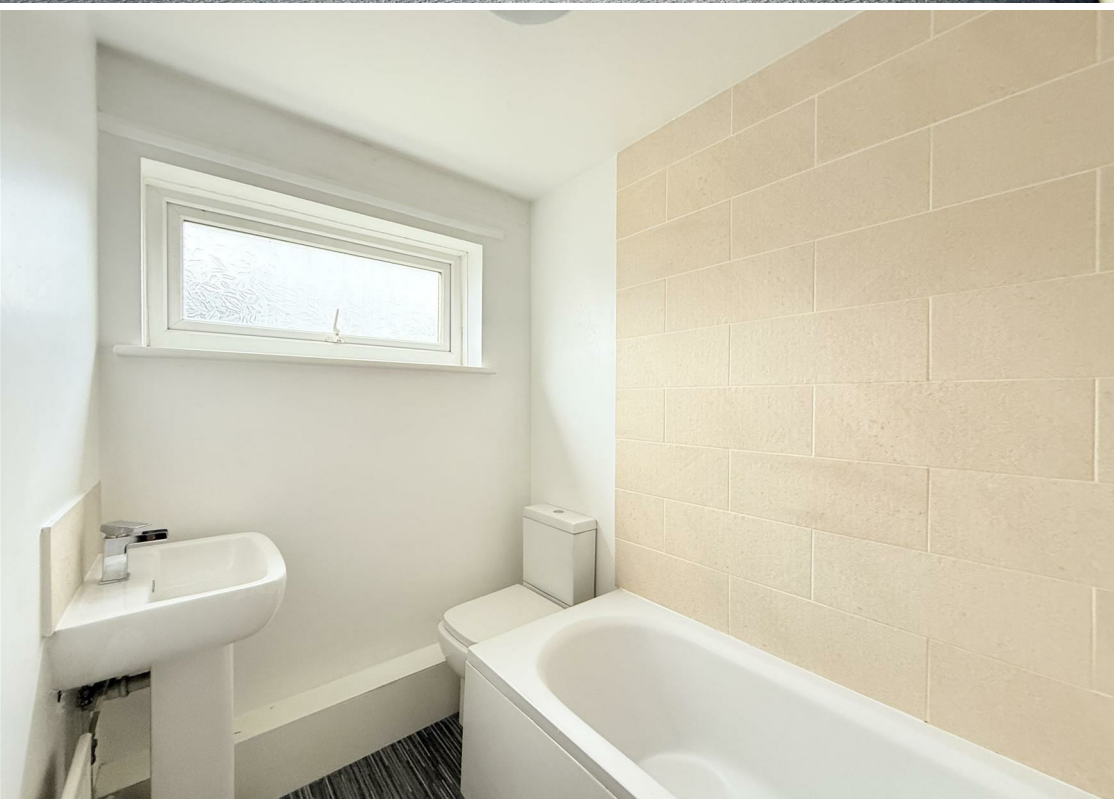
DISCLAIMER

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

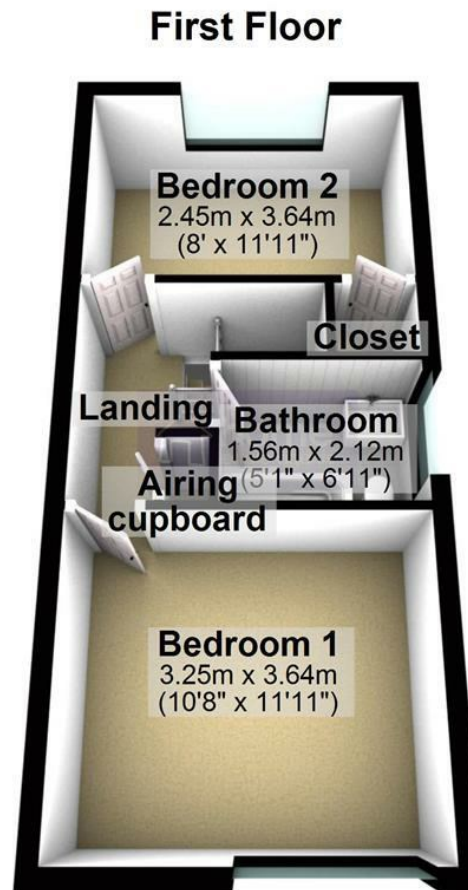
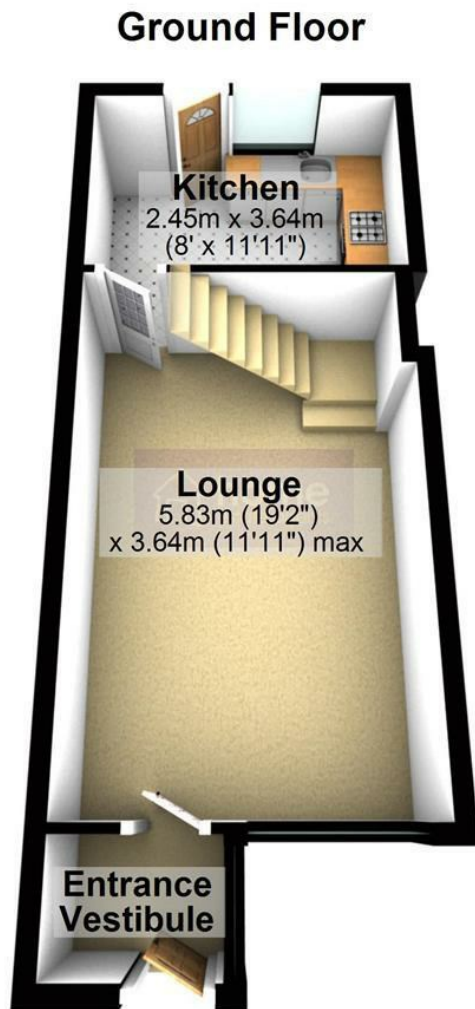
the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	60	
(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