



Hope Street  
Dukinfield, SK16 4ND

Offers over £159,995



There's no agent like home

This stunning two-bedroom mid-terraced property offers an exceptional opportunity for homeowners and investors alike, combining modern comfort with traditional charm. Nestled in a highly sought-after residential area of Dukinfield, it provides easy access to local amenities, schools, excellent transport links, and Dukinfield Park, making it an ideal choice for first time buyers, growing families or professionals.

Stepping inside, the welcoming lounge immediately impresses with its stylish décor and a charming log burner, perfect for creating a warm and inviting ambiance. The spacious kitchen/diner at the rear of the property offers a well-appointed space for both everyday meals and entertaining guests, featuring ample storage and work surfaces.

The first floor hosts two bedrooms, each offering a peaceful retreat, along with a modern family bathroom. A standout feature of this property is the additional loft room, accessible from the second bedroom, which provides fantastic versatility.

Externally, the enclosed rear garden offers a private outdoor area, neatly paved for easy maintenance, making it a perfect spot for relaxing or enjoying al fresco dining. This charming home effortlessly blends comfort, convenience, and character, making it an excellent choice for buyers looking to settle in a vibrant and well-connected location. **\*\*Viewing Highly Recommended\*\***.



**GROUND FLOOR**

**Lounge** 12'4" x 12'9" (3.76m x 3.89m)  
Double glazed window to front, feature inglenook fireplace with log burner, radiator, open plan to:

**Kitchen/Diner** 12'10" x 12'9" (3.92m x 3.89m)  
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, space for freezer, space for tumble dryer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, stairs leading to first floor, door leading out to rear.

**FIRST FLOOR**

**Landing**  
Doors leading to:

**Bedroom 1** 12'11" x 12'9" (3.93m x 3.89m)  
Double glazed window to front, radiator.

**Bedroom 2** 13'0" x 6'2" (3.96m x 1.88m)  
Double glazed window to rear, radiator, stairs leading up to second floor.

**Bathroom** 8'10" x 6'3" (2.70m x 1.91m)  
Three piece suite comprising bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, heated towel rail, door to storage cupboard.

**SECOND FLOOR**

**Loft Room** 12'5" x 12'9" (3.79m x 3.89m)

**OUTSIDE**  
Enclosed paved garden to the rear.

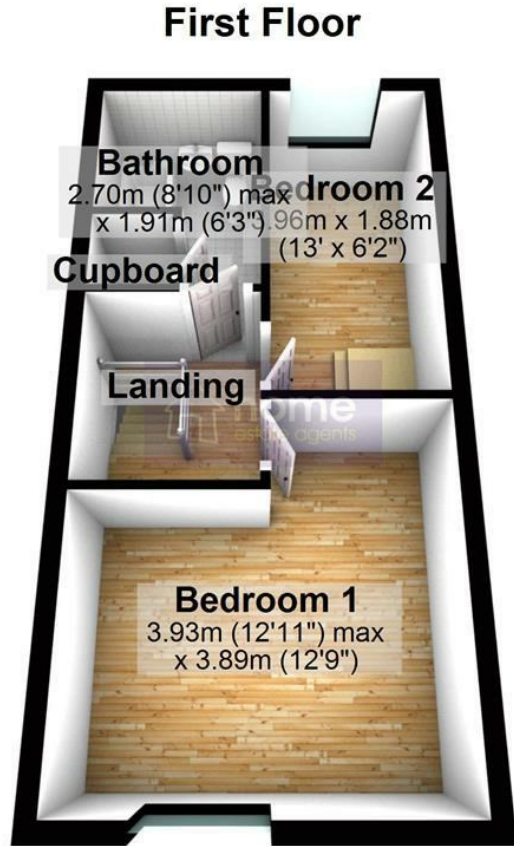
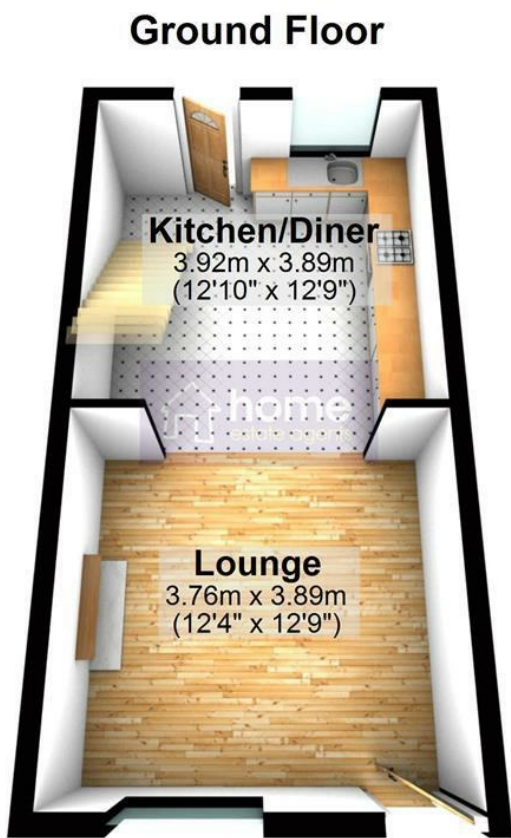
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Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose 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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| Energy Efficiency Rating                                        |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very energy efficient - lower running costs                     |         |                         |
| (92 plus) A                                                     |         | 81                      |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       | 44      |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not energy efficient - higher running costs                     |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |