



## Queensway, Dukinfield, SK16 5BX

**Price £159,950**

Make us an offer on this family sized two bedroom semi detached property with a dressing room to the main bedroom which can easily be converted to recreate the third bedroom, the property also boasts a conservatory a driveway for the family vehicle and gardens to the front and rear and also provides deceptively sized living accommodation of which only a full personal inspection will fully reveal.

Located on a popular cul de sac in Dukinfield the property offers well planned family sized accommodation that briefly comprises: To the ground floor entrance porch, entrance hallway, lounge, conservatory and a great sized fitted dining kitchen. Whilst to the first floor there are two good sized bedrooms (Master Bedroom with dressing room) and a family bathroom/WC. To the outside the property has excellent sized gardens to both the front and rear with good sized driveway to the front. The property is further complemented by Upvc double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers!

No Chain Involved! - Quiet Cul De Sac location - Viewing Highly Recommended!





## GROUND FLOOR

### Entrance Porch

### Entrance Hall

### Lounge

15'11" x 9'11" (4.85m x 3.03m)

### Conservatory

9'2" x 9'11" (2.79m x 3.03m)

### Kitchen/Dining Room

10'0" x 13'1" (3.06m x 3.98m)

## FIRST FLOOR

### Landing

### Bedroom 1

13'4" x 10'9" (4.07m x 3.28m)

### Walk-in Dressing Room

4'6" x 6'6" (1.37m x 1.98m)

### Bedroom 2

7'7" x 9'11" (2.31m x 3.03m)

### Bathroom/WC

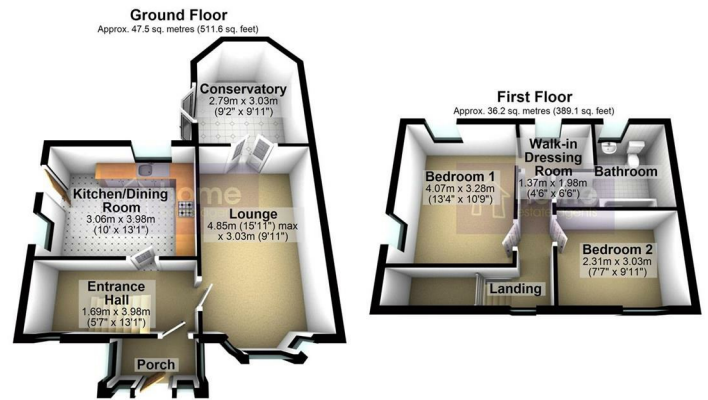
## OUTSIDE

### Driveway & Gardens

### 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.



Total area: approx. 83.7 sq. metres (900.8 sq. feet)

