



Cumberland Avenue
Dukinfield, SK16 5JB

Offers over £235,000



There's no agent like home

This two-bedroom semi-detached bungalow is a perfect blend of comfort and convenience, offered with no vendor chain.

Upon entering, you'll find the entrance vestibule that leads into the hallway. The spacious lounge provides space for relaxation, while the kitchen caters to your daily needs.

One of the highlights of the property is the main bedroom, which features French doors that open directly onto the rear garden. This seamless indoor-outdoor connection allows you to enjoy the garden space right from your bedroom, perfect for morning coffee or evening relaxation. The second bedroom is also generously sized, suitable for use as a guest room, office, or additional living space. A well appointed bathroom completes the interior. Outside, the property includes a gated, block-paved driveway leading to a garage, offering secure parking and extra storage. The rear garden is paved and features planted borders, creating a low-maintenance outdoor area ideal for leisure and entertaining.

Located on the highly sought-after Cumberland Avenue in Dukinfield, this bungalow offers a quiet and peaceful living environment while being close to local amenities and transport links. This property is ideal for those looking to downsize or anyone seeking a serene, low-maintenance lifestyle in a desirable neighbourhood.

****Viewing Highly Recommended**.**



GROUND FLOOR

Entrance Vestibule

Door to side, door leading to:

Hallway

Doors leading to:

Lounge 14'5" x 12'0" (4.39m x 3.66m)

Double glazed bay window to front, radiator.

Kitchen 8'8" x 9'0" (2.65m x 2.74m)

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, space for cooker, double glazed window to rear, radiator.

Bedroom 1 12'6" x 12'0" (3.81m x 3.66m)

Two double glazed windows to rear, radiator, double glazed French doors leading out to rear garden.

Bedroom 2 11'7" x 9'0" (3.53m x 2.74m)

Double glazed bay window to front, radiator.

Bathroom

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

Loft

Windows. partly boarded, electrical points

OUTSIDE

Gated block paved driveway to the front leading to the garage. Paved garden to the rear with planted borders.

The property also benefits from CCTV

Garage 15'6" x 8'4" (4.72m x 2.55m)

Up and over door, door.

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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Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			82
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		63	
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	
			