



## Chapel Street, Dukinfield, SK16 4DW

**Offers in the region of £160,000**

Deceptively spacious two bedroom, two reception room mid terraced property with a large master bedroom with potential to split to create a third bedroom and being ideally located close to all local amenities and walking distance to Dukinfield Park.

The well planned and spacious accommodation briefly comprises: To the ground floor, entrance hallway, lounge, inner hallway to the contemporary fitted kitchen with breakfast bar, rear utility room or could be utilised as a dining room. Whilst to the first floor lies the great sized master bedroom, bedroom two, a fitted bathroom and a separate walk in storage cupboard and a long landing area. To the outside the property has a forecourt garden to the front and garden yard area to the rear, The property is double glazed and central heated and an early viewing is strongly recommended!

**Great Sized Property - Must Be Viewed!**



## GROUND FLOOR

### Hall

Upvc double glazed front door, laminate wooden floor, radiator.

### Lounge

12'10" x 9'9" (3.92m x 2.96m)

Upvc double glazed window to front, TV aerial point, laminate wooden floor, radiator.

### Inner Hallway

Stairs to the first floor.

### Kitchen/Dining Room

9'10" x 13'4" (3.00m x 4.06m)

Fitted with a matching range of base and wall units incorporating a 1 1/4 single drainer sink unit and worktops over, fitted four ring electric hob with extractor hood above and electric oven, box bay double glazed window to the rear, laminate wooden floor, breakfast bar, under stairs storage cupboard, gas central heating boiler, door to the utility room or potential dining room and radiator.

### Utility Room/Dining Room

8'7" x 7'1" (2.61m x 2.15m)

Window to side, door to the rear garden and radiator.

## FIRST FLOOR

### Landing

Large landing with doors to all rooms, radiator.

### Bedroom 1

13'0" x 17'1" (3.97m x 5.20m)

Great sized master bedroom with potential to split to create a third bedroom with window to front, over stairs storage cupboard, radiator.

### Bedroom 2

9'10" x 13'4" (3.00m x 4.06m)

Double glazed window to the rear, radiator.

### Store

Window to rear, excellent storage space.

### Bathroom/WC

White coloured bathroom suite with panelled bath with central taps, pedestal wash hand basin, low level WC, Window to side, tiled floor, tiled walls and radiator.

## OUTSIDE

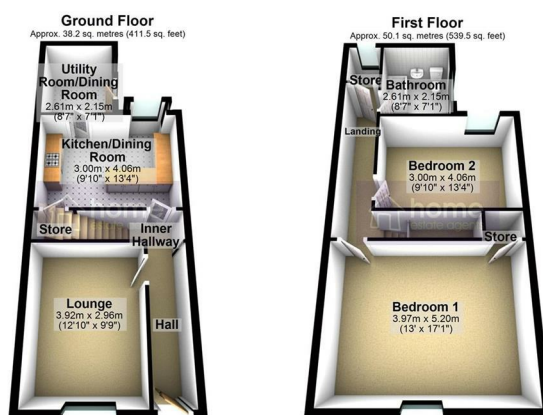
### Gardens

To the front is a forecourt garden with walled boundaries, whilst to the rear is a garden yard area with gate to the rear and walled boundaries.

## 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. 88.3 sq. metres (951.0 sq. feet)

