



## Old Road, Dukinfield, SK16 4EN

**Offers in the region of £325,000**

Substantial Three Bedroom Detached property ideally located on a corner plot and offering generously sized family accommodation of which only a full personal inspection will fully reveal

The well planned and spacious accommodation is in need of some updating but offers fantastic potential with accommodation that briefly comprises: Entrance porch, great sized entrance hallway, superbly sized lounge and dining room and a fitted kitchen to the ground floor, to the lower ground floor there are substantial cellar rooms, whilst to the first floor there are three good sized bedrooms and bathroom/WC, there is also an inner hallway providing access to the second bedroom and the good sized loft room. To the outside there is gardens to three sides with driveway and detached garage. The property is partially double glazed and central heated and only a full personal inspection will fully reveal the accommodation that is on offer.

Chain Free! View Early to Avoid Disappointment!





## GROUND FLOOR

### Porch

### Hall

26'4" x 5'0" (8.03m x 1.53m)

### Lounge

14'10" x 16'11" (4.53m x 5.15m)

### Dining Room

14'4" x 17'5" (4.36m x 5.30m)

### Kitchen

10'7" x 10'8" (3.22m x 3.25m)

## LOWER GROUND FLOOR

### Cellar

14'8" x 18'1" (4.46m x 5.52m)

### Cellar

14'6" x 18'1" (4.43m x 5.52m)

## FIRST FLOOR

### Landing

### Bedroom 1

14'10" x 16'11" (4.51m x 5.15m)

### Inner Landing

Door to bedroom two and access to loft room

### Bedroom 2

13'11" x 9'9" (4.23m x 2.96m)

### Bedroom 3

8'2" x 9'1" (2.48m x 2.78m)

### Bathroom/WC

## SECOND FLOOR

### Loft Room

14'4" x 14'11" (4.38m x 4.54m)

## OUTSIDE

### Garage

15'6" x 8'6" (4.72m x 2.59m)

### Gardens & Driveway

## 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.

