



Church Street, Dukinfield, SK16 4PJ

Offers over £89,950

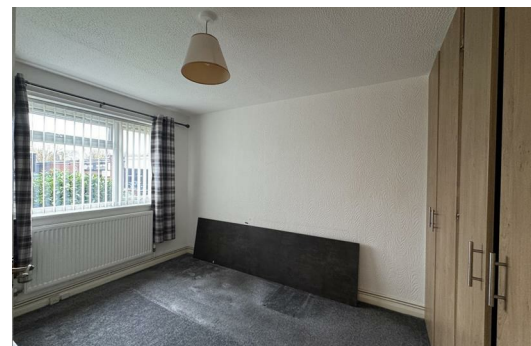
This one-bedroom ground floor flat is offered with no vendor chain and an excellent opportunity for first-time buyers, downsizers, or investors seeking a home in a convenient and popular part of Dukinfield.

Ideally located close to a range of local amenities, shops, and schools, the property also benefits from excellent transport links and motorway connections, making it perfect for commuting to nearby towns and Manchester City Centre.

The accommodation is set out across the ground floor and briefly comprises an entrance vestibule leading into a comfortable lounge, a good-sized bedroom, a kitchen, and a shower room. The layout provides a practical and easy-to-maintain living space that can be tailored to suit individual tastes.

Externally, the property enjoys off-road parking to the front and a lawned rear garden, offering a pleasant outdoor area ideal for relaxing or entertaining. This property presents a fantastic opportunity to step onto the property ladder or secure an investment in a desirable and accessible area of Dukinfield.

****Viewing Highly Recommended****



GROUND FLOOR

Entrance Vestibule

Door to side, door leading to:

Lounge

10'6" x 13'2" (3.20m x 4.01m)

Double glazed window to front, radiator, door to storage cupboard, door leading to:

Hall

Doors leading to:

Kitchen

6'6" x 7'10" (1.98m x 2.38m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, double glazed window to rear, radiator.

Bedroom 1

13'0" x 8'5" (3.97m x 2.57m)

Double glazed window to rear, radiator.

Bathroom

6'10" x 4'8" (2.08m x 1.42m)

Three piece suite comprising vanity wash hand basin, shower enclosure and low-level WC, tiled walls.

OUTSIDE

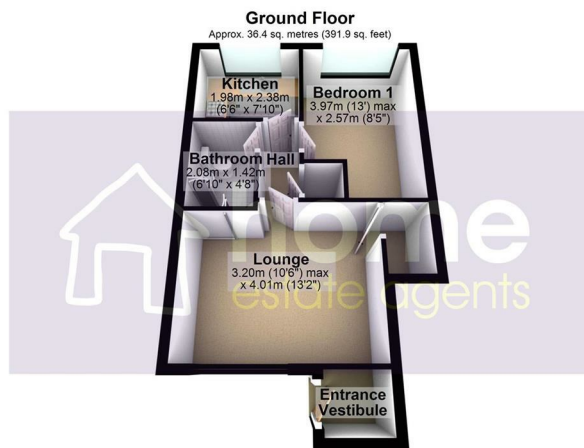
Off road parking to the front. Lawned garden to the rear.

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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Total area: approx. 36.4 sq. metres (391.9 sq. feet)

