



## Dukinfield Road, Hyde, SK14 4PD

**Offers over £140,000**

Welcome to this charming two-bedroom mid-terrace house located on Dukinfield Road in the desirable area of Hyde. This property is perfectly positioned within close proximity to the town centre, offering easy access to a variety of shops, cafes, and essential amenities. The area is well-served by excellent and frequent transport links, making it an ideal choice for commuters. The property is also situated in close proximity to Hyde Park, allowing residents to enjoy the beauty of nature and outdoor activities.

As you enter the property, you will find a welcoming lounge that provides a comfortable space for relaxation and entertaining. The ground floor also features a well-appointed kitchen. Moving to the first floor, you will discover two bedrooms, perfect for a small family or professionals seeking extra space. The bathroom is conveniently located on this level, ensuring practicality for daily living.

To the rear of the property, there is an easy-to-maintain garden area, ideal for enjoying the outdoors without the burden of extensive upkeep.

This home is offered with no vendor chain, allowing for a smooth and efficient purchasing process. Whether you are a first-time buyer, investor or looking to downsize, this mid-terrace property presents a wonderful opportunity to secure a lovely home in a sought-after location.





## GROUND FLOOR

### Lounge

13'0" x 12'9" (3.96m x 3.89m)

Door to front, double glazed window to front, radiator, door leading to:

### Kitchen

13'1" x 12'9" (3.99m x 3.89m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, stairs leading to first floor, door leading out to rear.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1

12'10" x 12'9" (3.92m x 3.89m)

Double glazed window to front, radiator.

### Bedroom 2

10'1" x 7'6" (3.07m x 2.28m)

Double glazed window to rear.

### Bathroom

6'4" x 4'11" (1.93m x 1.51m)

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to rear.

## OUTSIDE

Enclosed garden to the rear with artificial lawn and paved patio area.

## 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. 62.5 sq. metres (672.9 sq. feet)

