



## Southfield Close, Dukinfield, SK16 5RX

**Price £230,000**

Welcome to this charming mid-terrace house located on the desirable Southfield Close in Dukinfield, nestled within the peaceful Richmond estate. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

One of the standout features of this home is the brand new kitchen, which has been thoughtfully designed to meet modern standards. With its contemporary finishes and ample storage, it is sure to inspire your culinary adventures. Additionally, the property has been enhanced with new doors, adding a fresh touch throughout.

Situated in a private cul-de-sac, this residence offers a sense of tranquillity and security, making it an excellent choice for those who value a peaceful living environment. The property also includes parking for one vehicle, providing convenience for residents and visitors alike.

In summary, this mid-terrace house on Southfield Close presents a wonderful opportunity to acquire a modern and comfortable home in a sought-after location. With its spacious bedrooms, inviting reception area, and newly fitted kitchen, it is ready to welcome its new owners. Do not miss the chance to make this lovely property your own.





## GROUND FLOOR

### Entrance Vestibule

4'0" x 5'0" (1.22m x 1.53m)

Door to:

### Living Room

13'0" x 14'0" (3.96m x 4.27m)

Bay window to front, stairs, door to:

### Kitchen/Dining Room

10'0" x 14'0" (3.05m x 4.27m)

Patio door, two doors.

## FIRST FLOOR

### Landing

### Bedroom 1

14'0" x 8'8" (4.27m x 2.64m)

Window to front, door to:

### Bedroom 2

9'0" x 8'8" (2.74m x 2.64m)

Window to rear, door to:

### Bedroom 3

6'7" x 5'0" (2.00m x 1.53m)

Window to front, door to:

### Storage

3'0" x 3'1" (0.91m x 0.93m)

### Bathroom

5'0" x 5'0" (1.52m x 1.53m)

Window to rear, door to:

## 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. 63.0 sq. metres

