



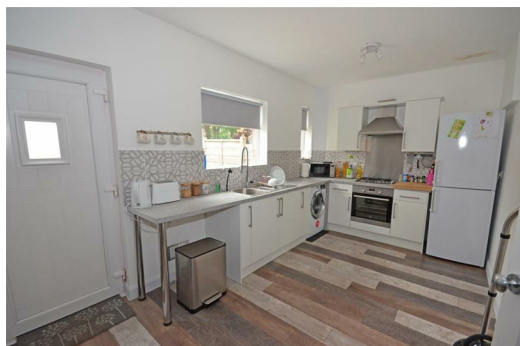
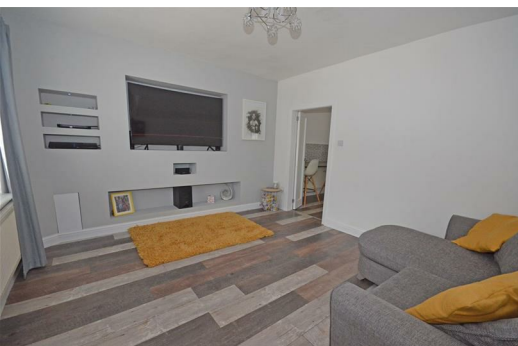
## Barlow Road, Dukinfield, SK16 4AF

### Offers in the region of £135,000

— 3D FLOORPLANS — Home Estate Agents are pleased to offer for sale this immaculate two bedroom quasi semi detached property offering ready to move into accommodation of which only a full personal inspection will fully reveal. \*\* NO VENDOR CHAIN \*\*

The well planned and deceptively spacious accommodation has been painstakingly and impressively updated by the current owner and briefly comprises: entrance hallway, lounge and fitted dining kitchen to the ground floor, whilst to the first floor there are two excellent sized bedrooms and a large sumptuous shower room, to the outside the property benefits from off road parking to the front and has a lovely garden to the rear. The property is further complemented by Upvc double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers.

Immaculate Throughout- Viewing a Must!



## GROUND FLOOR

### Entrance Hallway

Composite double glazed front door, stairs to the first floor.

### Lounge

13'3" x 12'6" (4.06 x 3.83)

Upvc double glazed window to the front, decorative laminate wooden flooring, TV aerial point, modern recess display plinths, double opening doors to the dining kitchen and radiator.

### Dining Kitchen

17'8" x 8'9" (5.40 x 2.67)

Fitted with a matching range of base and wall units incorporating a 1/14 single drainer sink unit and worktops over, fitted four ring gas hob with extractor hood over and electric oven below, breakfast bar, part tiled walls, space for fridge freezer, two Upvc double glazed windows to the rear., decorative laminate wooden flooring, plumbing for automatic washing machine, gas central heating boiler composite double glazed door to the rear and radiator.

## FIRST FLOOR

### Landing

### Bedroom 1

17'9" x 9'8" (5.42 x 2.96)

Large master bedroom with Two Upvc double glazed window to the front elevation, TV aerial point and radiator

### Bedroom 2

11'11" x 9'10" (3.65 x 3.01)

Double bedroom with Upvc double glazed window to the rear elevation, TV aerial point and radiator.

### Shower Room/WC

New fitted shower room with large walk in shower cubicle and mixer shower, wash hand basin, low level WC, fully tiled walls, Upvc double glazed window to the rear, heated towel rail.

## OUTSIDE

### Gardens

The the front is a garden with driveway for the family vehicle, whilst to the rear is a garden laid to lawn with fenced boundaries, large crazy paved patio area, shaded patio area with fire pit.

## 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/herself 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.

