



Thorncliffe Avenue
Dukinfield, SK16 4UB
Offers over £155,000

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-----3D FLOORPLANS AND VIDEO TOURS ----- Home Estate Agents are pleased to offer for sale this three bedroom mid mews property. Benefiting from larger than average garden to the rear. New boiler (installed 2020). Ideal home for the young or growing family. This property is immaculately presented throughout and is a credit to its current owners. Located close to Dukinfield Park, local schools, amenities and transport links ** Viewing highly recommended **.

In brief the accommodation comprises of entrance hallway, lounge, kitchen/breakfast room and conservatory to ground floor. Three bedrooms and family bathroom to the first floor. Well presented gardens front and rear.

GROUND FLOOR

Entrance Hall

Door to front, radiator, stairs to first floor, door to:

Lounge 12'8" x 13'0" (3.85m x 3.96m)

Double glazed bow window to front, inset ceiling downlights, radiator, double doors to:

Kitchen/Breakfast Room 7'2" x 16'2" (2.19m x 4.93m)

Double glazed window to rear, fitted with a modern white kitchen comprising of wall and base units with worksurfaces over, breakfast bar, inset circular sink and drainer with mixer tap, space for cooker with extractor hood over, integrated fridge/freezer and dishwasher, plumbing for washing machine, cupboard housing boiler, inset ceiling downlights, tiled floor, double doors to:

Conservatory 8'6" x 12'9" (2.60m x 3.89m)

Brick built base, double glazed windows to sides, tiled floor, radiator, double doors to rear garden.

FIRST FLOOR

Landing

Access to boarded loft with power and lighting, doors to:

Master Bedroom 8'11" x 9'11" (2.73m x 3.01m)

Double glazed window to rear, built-in mirrored wardrobes with sliding doors, radiator.

Bedroom 2 10'10" x 6'11" (3.31m x 2.12m)

Double glazed window to front, built-in mirrored wardrobes with sliding doors, radiator.

Bedroom 3 7'9" x 8'11" (2.36m x 2.71m)

Double glazed window to front, built-in mirrored wardrobes with sliding doors, radiator.

Bathroom

Double glazed window to rear, fitted with a three piece suite comprising corner panelled 'Jacuzzi' style bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, radiator.

OUTSIDE

Well presented low maintenance garden with decorative slate area, paving and steps leading to the entrance. To the rear of the property again a well presented larger than average enclosed garden to the rear with block paved patio area and step up to a further lawned with steps leading up to further paved seating area, large garden shed.

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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.

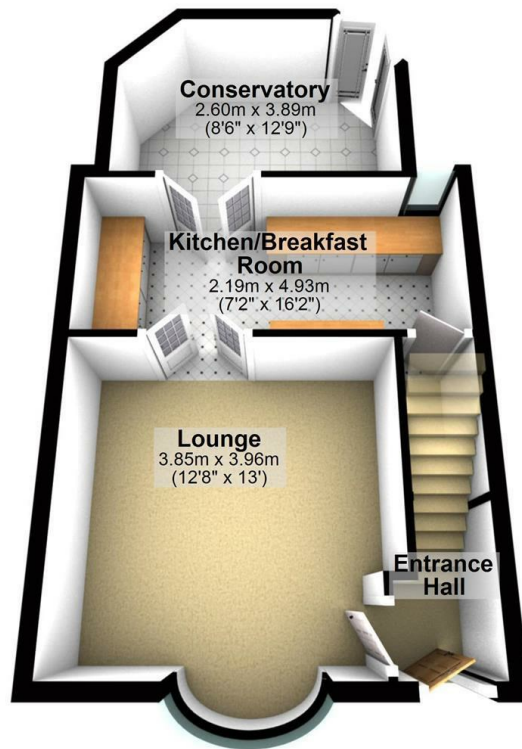
Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, 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.

N.B.

For added security the property is fitted with an alarm system and smoke alarms



Ground Floor



First Floor

