



Ceetham Hill Road, Dukinfield, SK16 5JX

NO ONWARD CHAIN | SEMI DETACHED | THREE BEDROOMS | NEW CARPETS
NEW KITCHEN DINER | NEW BATHROOM | DRIVEWAY | FRONT & REAR GARDENS

Offers Over: £215,000

HUNTERS[®]
HERE TO GET *you* THERE

Cheetham Hill Road, Dukinfield, SK16 5JX

Hunters are delighted to bring to the sales market this recently refurbished three bedroom home. The current vendors have updated and improved each room within this property. The semi detached home is located close to several good schools such as Yew tree primary school and Rayner Stephens High School. In brief the property offers entrance hall, living room, kitchen diner, three bedrooms, bathroom, driveway, front and rear garden.

ENTRANCE HALL

The entrance hall benefits from UPVC door, radiator and staircase to the first floor.



LIVING ROOM

3.66m (12' 0") x 3.35m (11' 0")

The living room is at the front of the property and benefits from UPVC Bay window, radiator, stone hearth and wood burning stove.



KITCHEN DINER

5.33m (17' 6") x 3.56m (11' 8")

The kitchen diner is at the rear of the property and benefits from two UPVC windows, ceiling down lights, radiator and UPVC rear side door. The new kitchen units feature a range of wall and base units with integral oven and hob. Space has been provided for a free standing washing machine and fridge freezer. There is also a feature fireplace and ample space for a dining table.



LANDING

The landing provides access to the first floor rooms and loft via hatch.



MASTER BEDROOM

3.35m (11' 0") x 4.27m (14' 0")

The master bedroom is at the front of the property and benefits from UPVC Bay window and radiator.



BEDROOM 2

3.05m (10' 0") x 3.35m (11' 0")

The second double bedroom is at the rear of the property and benefits from UPVC window and radiator.



OPENING HOURS

Monday - Friday: 9am - 5pm

Saturday - 9:30am - 1:30pm

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

BATHROOM

The new bathroom features a white suite comprising of pedestal sink, LLWC and L shaped bath with over head shower. The walls are part tiled and there is also a UPVC window, radiator and extractor fan.



BEDROOM 3

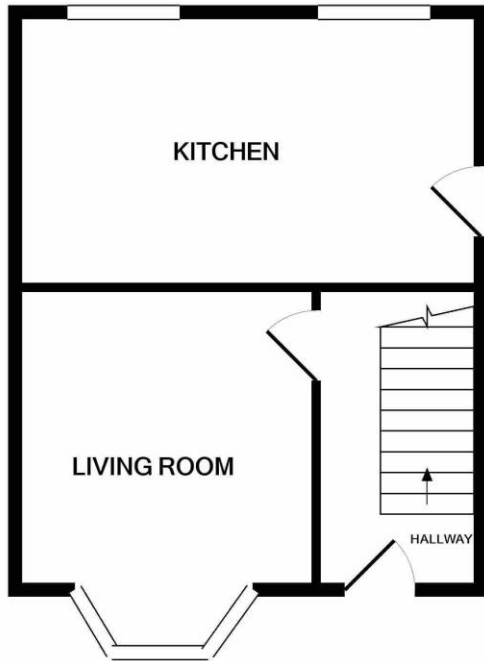
2.74m (9' 0") x 2.13m (7' 0")

The third bedroom benefits from UPVC window and radiator.

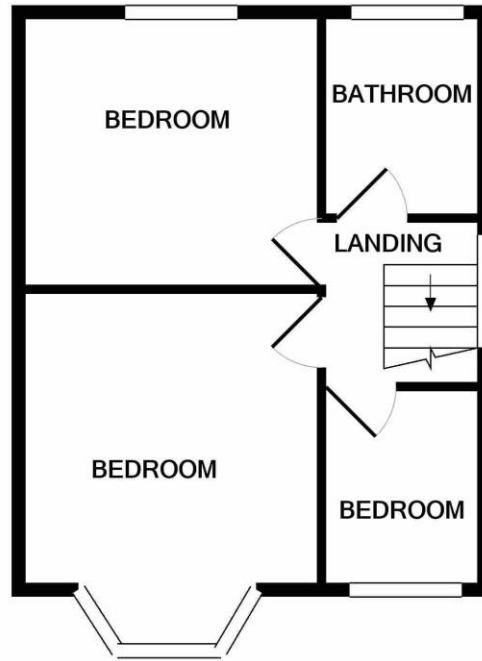
EXTERIOR

The front of the property has a good sized area of lawn with mature shrubs and driveway running the depth of the property. The enclosed rear garden has a patio, lawn and mature trees and shrubs.

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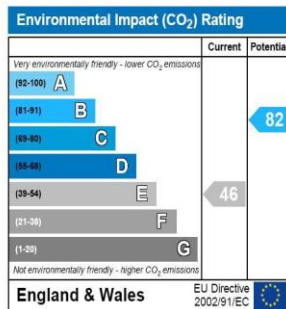
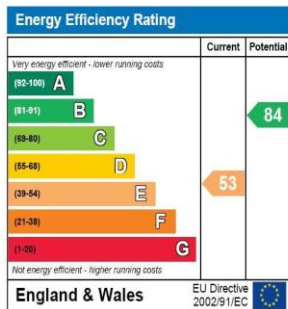


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

