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Armadale Road, Dukinfield, SK16 4BD

Offers over £240,000

Situated within a well-established residential area, this three-bedroom semi-detached property is offered for sale with **no vendor chain**. Ideally positioned close to a range of local amenities, schools, excellent transport links and nearby playing fields, the property is well placed for both everyday convenience and family life.

The accommodation begins with an entrance porch leading into the hallway, which provides access to the ground floor living spaces. The lounge offers a comfortable setting for relaxing and entertaining, whilst the kitchen/diner provides a practical space for everyday family living and dining. A ground floor WC adds further convenience.

To the first floor are three well-proportioned bedrooms, offering flexibility for family accommodation, guest space or a home office, together with a shower room.

Externally, the property benefits from a mature, planted garden to the front, creating an attractive approach, whilst a driveway to the side provides valuable off-road parking. To the rear is a garden incorporating paved and gravelled areas, offering a versatile outdoor space with potential to personalise to suit individual tastes.

With well-balanced accommodation, off-road parking and the added advantage of no vendor chain, this property will appeal to first-time buyers, growing families and those seeking a home with scope to make their own. Early viewing is highly recommended.







GROUND FLOOR

Porch
2'11" x 5'11" (0.90m x 1.81m)
Door to front, windows to front and sides, door leading to:

Hall
6'8" x 4'4" (2.02m x 1.32m)
Stairs leading to first floor, doors leading to:

Lounge
11'5" x 14'10" (3.48m x 4.52m)
Double glazed window to front, feature fireplace with log burner, radiator, door leading to:

Kitchen/Diner
9'0" x 17'10" (2.74m x 5.44m)
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, space for tumble dryer, built-in eye level oven, built-in hob with extractor hood over, three double glazed windows to rear, radiator, doors leading to:

WC
Low-level WC, window to side.

Rear Porch
6'0" x 3'0" (1.82m x 0.92m)
Windows to sides, door leading out to side.

FIRST FLOOR

Landing
4'1" x 8'2" (1.24m x 2.49m)
Double glazed window to side, doors leading to:

Bedroom 1
12'5" x 9'7" (3.79m x 2.92m)
Double glazed window to rear, radiator.

Bedroom 2
8'0" x 10'8" (2.43m x 3.26m)
Double glazed window to front, radiator.

Bedroom 3
9'3" x 8'2" (2.82m x 2.49m)
Double glazed window to rear, radiator.

Shower Room
8'0" x 8'2" (2.43m x 2.49m)
Three piece suite comprising, shower area, wash hand basin and low-level WC, double glazed window to side.

OUTSIDE
Mature planted garden to the front, driveway to the side providing off road parking. Paved and gravelled garden to the rear.

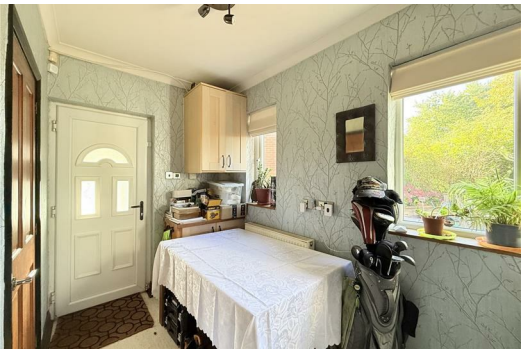
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Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose 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. 72.7 sq. metres (782.5 sq. feet)







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