



Lodge Lane  
Dukinfield, SK16 5JG

Offers in the region of £210,000

A well-positioned two-bedroom terraced property offered for sale with no vendor chain and subject to probate. Situated in a popular and well-established residential area of Dukinfield. The property is conveniently located within close proximity to a range of local amenities, reputable schools, excellent transport links and the nearby Stalybridge Cricket Club and playing fields, making it well suited to a variety of buyers.

The internal accommodation comprises an entrance vestibule which leads through to a spacious lounge and separate dining room, providing flexible living space, along with a fitted kitchen and a useful ground floor WC. To the first floor there are two well-proportioned bedrooms and a shower room.

Externally, the property features a forecourt garden to the front, while to the rear there is an enclosed, low-maintenance garden ideal for outdoor seating or entertaining. The rear garden also benefits from a brick-built storage shed and a detached garage, offering valuable storage space.

Although the property would benefit from some modernisation, it represents an excellent opportunity for a purchaser looking to personalise a home to their own taste. With its generous accommodation, outdoor space and desirable location, this property would appeal to first-time buyers, investors or growing families seeking a project in a popular area.



## GROUND FLOOR

### Entrance Vestibule

Door to front, door leading to:

### Lounge 12'11" x 13'8" (3.94m x 4.17m)

Double glazed window to front, feature fireplace with inset fire, door leading to:

### Hall

Stairs leading to first floor, door leading to:

### Dining Room 10'6" x 13'8" (3.19m x 4.17m)

Double glazed window to rear, feature fireplace with inset fire, radiator, door leading to:

### Kitchen 8'2" x 6'1" (2.49m x 1.85m)

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 cooker, double glazed window to side, door leading outside, door leading to:

### WC

Double glazed window to rear, low-level WC, tiled walls.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1 14'8" x 13'8" (4.46m x 4.17m)

Two double glazed windows to front.

### Bedroom 2 11'10" x 8'5" (3.61m x 2.57m)

Double glazed window to rear.

### Shower Room 7'10" x 4'11" (2.39m x 1.50m)

Three piece suite comprising shower enclosure, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to rear, door to storage cupboard.

## OUTSIDE

Forecourt garden to the front. Low maintenance garden to the rear with brick built storage shed and detached garage.

### Garage 15'11" x 8'4" (4.86m x 2.54m)

Door to the front, access door to the rear.

## 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.

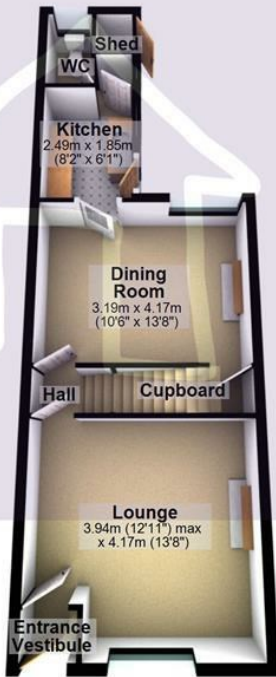
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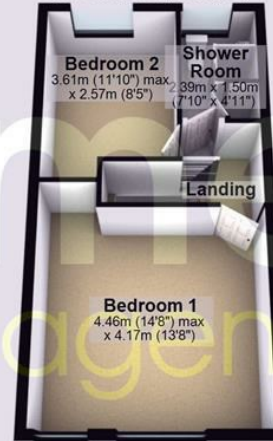




**Ground Floor**  
Approx. 54.5 sq. metres (586.3 sq. feet)



**First Floor**  
Approx. 34.0 sq. metres (365.5 sq. feet)



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Total area: approx. 88.4 sq. metres (951.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	58
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<b>England &amp; Wales</b>		EU Directive 2002/91/EC