



Yew Tree Lane, Dukinfield, SK16 5DX

Price £240,000

Nestled on the charming Yew Tree Lane in Dukinfield, this immaculate mid-terrace house presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for both relaxation and entertaining.

One of the standout features of this home is the generous back garden, which is a true sun trap, providing a delightful outdoor space for gardening, play, or simply soaking up the sun. The private driveway allows for convenient parking for one vehicle, adding to the practicality of this lovely residence.

Situated within walking distance to local schools, amenities, and transport links, this property is perfectly positioned for those who value accessibility and community. The surrounding area offers a variety of shops and services, ensuring that all your daily needs are met within easy reach.

In summary, this good-sized three-bedroom mid-terrace house on Yew Tree Lane is presented in immaculate condition and is ready for you to make it your own. With its excellent location and delightful outdoor space, it is an ideal choice for anyone looking to settle in a welcoming neighbourhood. Don't miss the chance to view this wonderful property.



GROUND FLOOR

Hallway

Upvc double glazed front door, decorative flooring, dado rail, stairs to the first floor and radiator.

Lounge

13'0" x 12'4" (3.96m x 3.76m)

Upvc double glazed box bay window to front, decorative flooring, fitted feature fire surround with fire inset, TV aerial point, inset ceiling spot lights, two radiators.

Kitchen/Dining Room

9'10" x 15'5" (3.00m x 4.69m)

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl sink with mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer and cooker, decorative flooring, fitted four ring gas hob with extractor hood above and electric oven below, double glazed window to rear, door to rear and radiator.

FIRST FLOOR

Landing

Access to roof void, dado rail.

Bedroom 1

14'7" x 8'11" (4.45m x 2.71m)

Double glazed window to front, matching range of fitted wardrobes, decorative panelled wall, inset ceiling spot lights and radiator.

Bedroom 2

8'6" x 8'11" (2.59m x 2.71m)

Double glazed window to rear overlooking the landscaped rear garden, radiator.

Bedroom 3

10'8" x 6'2" (3.26m x 1.89m)

Double glazed window to front, laminate wooden floor, radiator.

Bathroom/WC

Contemporary fitted three piece suite in white comprising I shaped panelled bath with shower over and shower screen, vanity wash hand basin, low level WC, tiled walls, tiled floor, heated towel rail, Upvc double glazed window to rear.

OUTSIDE

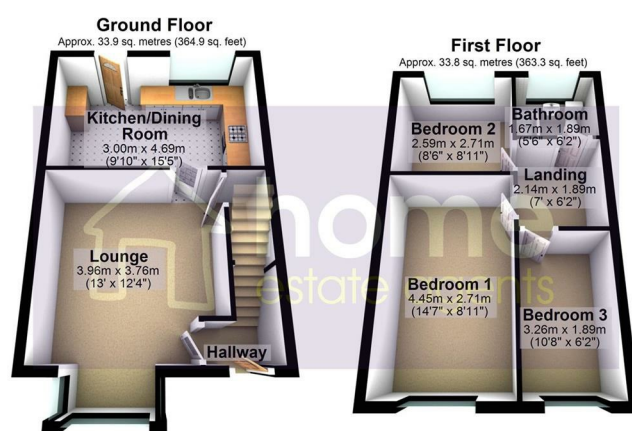
Gardens & Potential Driveway

To the front is garden with walled boundaries surmounted by decorative wrought iron railing and a block paved garden area, whilst to the rear is a great sized and sunny rear garden with large ceramic tiled patio area leading to the good sized artificial lawn and large decked patio area beyond, fenced boundaries.

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.



Total area: approx. 67.7 sq. metres (728.2 sq. feet)

