



Clarendon Street, Dukinfield, SK16 4LP

Offers over £160,000

Home Estate agents would like to welcome Clarendon Street to the market. This beautiful presented 2 bed Terrace in the heart of Dukinfield. Close to local amenities and great links to Motorways / Trams & Train.

This good size terrace has a utility room and out the back you will find a patio area as well as a small garden so not just an average terrace. The front of the property has lovely tan brown windows which are fully double glazed and as you enter the property you walk into a small porch.

Once inside the property you will find the living room , Kitchen & Utility room on the ground floor leading out to the garden.

On the 2nd floor you will find 1 extra large bedroom which could easily be separated into 2 , the 2nd bedroom and the family 3 piece Bathroom.

Extra benefits to the property are ; Full Rewire , Worcester boiler fully serviced.

You need to move fast on this one as it wont be on the market long. Call our Team to book your viewing.



GROUND FLOOR

Porch

Door to:

Living Room

13'0" x 13'0" (3.96m x 3.96m)

Window to front, door to:

Kitchen

8'0" x 13'0" (2.43m x 3.96m)

Window to rear, door to:

Utility Room

13'0" x 4'0" (3.96m x 1.22m)

Window to side, door.

FIRST FLOOR

Landing

3'5" x 5'0" (1.05m x 1.52m)

Bedroom 1

12'9" x 13'0" (3.89m x 3.96m)

Window to front, door to:

Bedroom 2

8'2" x 8'0" (2.49m x 2.44m)

Window to rear, door to:

Bathroom

4'4" x 5'1" (1.31m x 1.54m)

Window to rear, door.

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.

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