home estate agents

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Lyndhurst View, Dukinfield, SK16 4XL

Offers over £179,950

Situated within a quiet and pleasant cul-de-sac in the popular residential area of Dukinfield, this two-bedroom mid-mews property is offered for sale with **no vendor chain**. Presenting an excellent opportunity for first-time buyers, downsizers or investors alike.

Conveniently positioned for access to a range of local amenities, transport links and everyday facilities, the property is also ideally placed for enjoying scenic riverside walks nearby.

The accommodation begins with an entrance vestibule leading through to a welcoming lounge, providing a comfortable space to relax. To the rear, the kitchen/diner offers a practical and sociable setting for everyday dining and entertaining, with French doors opening to the rear garden.

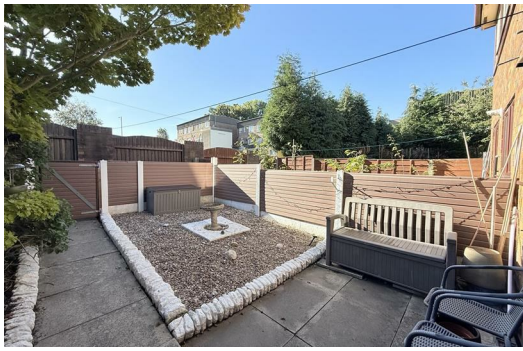
To the first floor are two well-proportioned bedrooms, complemented by a shower room, completing the internal accommodation.

Externally, the property benefits from an allocated parking space to the front, providing convenient off-road parking. To the rear is an enclosed garden, featuring a paved patio area ideal for outdoor seating, a decorative stone section for ease of maintenance and gated access.

Offering a convenient location, outdoor space and the advantage of no onward chain, this property is well worth viewing.







GROUND FLOOR

Entrance Vestibule
3'3" x 4'6" (0.98m x 1.37m)
Door to front, door leading to:

Lounge
16'6" x 12'4" (5.03m x 3.76m)
Double glazed window to front, stairs leading to first floor, door leading to:

Kitchen/Diner
8'3" x 12'4" (2.51m x 3.76m)
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, built-in oven, built-in hob with extractor hood over, double glazed window to rear, double glazed French doors opening to rear garden.

FIRST FLOOR

Landing
Doors leading to:

Bedroom 1
10'5" x 12'2" (3.17m x 3.70m)
Double glazed window to front, electric radiator.

Bedroom 2
11'6" x 12'4" (3.50m x 3.76m)
Double glazed window to rear, door to built-in storage cupboard.

Shower Room
4'6" x 7'6" (1.36m x 2.29m)
Three piece suite with comprising, shower area, vanity wash hand basin and low-level WC.

OUTSIDE
Allocated parking space to the front. Enclosed garden to the rear with paved patio, feature decorative stone area and gated access.

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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Total area: approx. 58.7 sq. metres (632.3 sq. feet)





Phoenix House, 4 Huddersfield Road, Stalybridge, Cheshire, SK15 2QA
Tel: 0161 304 0000 **Email:** sales@homeea.co.uk www.homeea.co.uk