home estate agents

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Lord Street, Dukinfield, SK16 5JP

Offers in the region of £229,950

This generously proportioned two-bedroom mid-terraced home offers spacious and versatile accommodation arranged over three floors, together with the added benefit of off-road parking to the rear. Offered for sale with no vendor chain, this well-positioned property provides an excellent opportunity for first-time buyers, couples, growing families or investors looking for a home with plenty of potential.
Ideally situated within a popular residential area of Dukinfield, the property enjoys a convenient location close to a wide range of local amenities, schools, shops and leisure facilities. Dukinfield provides excellent connections to surrounding towns and Manchester city centre, while neighbouring Stalybridge is only a short distance away and offers an extensive range of amenities together with a train station providing direct rail services into Manchester.

The property opens into an entrance vestibule which leads through to a spacious lounge, with a separate dining room providing an ideal space for entertaining and everyday family life. The kitchen is also positioned on the ground floor and provides access to the rear of the property.
To the first floor are two well-proportioned bedrooms together with the family bathroom. The second floor provides a particularly useful loft room, offering excellent versatility.

Externally, the property benefits from a forecourt to the front, while to the rear is a paved yard with off road parking beyond.

Combining spacious accommodation, off-road parking and a convenient location, this is a property that offers genuine flexibility for a variety of buyers. With no vendor chain, early viewing is highly recommended to appreciate the accommodation and potential on offer.

GROUND FLOOR

Entrance Vestibule
2'10" x 3'6" (0.86m x 1.06m)
Door to front, door leading to:

Lounge
12'10" x 13'5" (3.91m x 4.09m)
Double glazed window to front, feature fireplace, radiator, door leading to:

Dining Room
14'1" x 10'6" (4.30m x 3.20m)
Double glazed window to rear, feature inglenook fireplace, radiator, door leading to cellar, door leading to:

Kitchen
9'11" x 6'11" (3.01m x 2.10m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, double glazed window to rear, door leading out to rear.

FIRST FLOOR

Landing
Stairs leading to second floor, doors leading to:

Bedroom 1
12'10" x 13'5" (3.91m x 4.09m)
Double glazed window to front, feature fireplace, door to storage cupboard.

Bedroom 2
11'8" x 7'1" (3.55m x 2.15m)
Double glazed window to rear, radiator.

Bathroom
6'7" x 6'0" (2.00m x 1.84m)
Three piece suite comprising, bath with shower over, vanity wash hand basin and low-level WC, tiled walls, double glazed window to rear, heated towel rail.

SECOND FLOOR

Loft Room
18'11" x 13'5" (5.76m x 4.09m)
Two velux windows, radiator.

OUTSIDE
Forecourt garden to the the front. Enclosed yard to the rear with off road parking beyond.

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. 108.5 sq. metres (1167.6 sq. feet)