home estate agents

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Highfield Street, Dukinfield, SK16 4NH

Offers in the region of £230,000

Offered for sale with no vendor chain, this well-presented three bedroom mews property is perfectly positioned in one of Dukinfield's most sought-after residential locations. Set within a popular quiet residential development, the property provides generous and versatile living accommodation throughout and is an ideal choice for first-time buyers, young families, downsizers and commuters alike, and benefits from new flooring throughout. Conveniently located for a range of local amenities, schools, parks and excellent transport links, while the neighbouring town centres of Ashton-under-Lyne and Stalybridge are both within easy reach and offer a wider selection of shopping, leisure and recreational facilities.

The property is approached via an entrance hall leading into a spacious lounge, which flows seamlessly into the dining room, creating a sociable and versatile living space. French doors open directly onto the rear garden, allowing plenty of natural light into the room and providing easy access to the outside space. The dining area is open plan to the kitchen, creating a practical layout that works particularly well for modern family living and entertaining.

To the first floor are three bedrooms, offering excellent flexibility for families, those working from home or anyone requiring additional guest or hobby space, together with a family bathroom.

Externally, the property is set back from the road with a lawned garden to the front and a driveway providing off-road parking. To the rear is a fully enclosed, low-maintenance paved garden with a decorative slate area, providing a private and manageable outdoor space ideal for relaxing, dining and entertaining during the warmer months. Visitor parking is also available to the rear.

Ready to move straight into and offered with no vendor chain, this is a superb opportunity to acquire a spacious and well-positioned home in a highly regarded part of Dukinfield.

GROUND FLOOR

Hall
8'2" x 3'7" (2.49m x 1.09m)
Door to front, stairs leading to first floor, door leading to:

Lounge
12'10" x 11'6" (3.91m x 3.51m)
Double glazed box window to front, feature fireplace, radiator, door to under stairs storage cupboard, open plan to:

Dining Room
9'10" x 7'4" (3.00m x 2.24m)
Radiator, double glazed French doors opening to rear garden, open plan to:

Kitchen
10'3" x 7'4" (3.12m x 2.24m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with taps, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in, double glazed window to rear.

FIRST FLOOR

Landing
Doors leading to:

Bedroom 1
12'4" x 8'4" (3.76m x 2.53m)
Double glazed window to front, radiator.

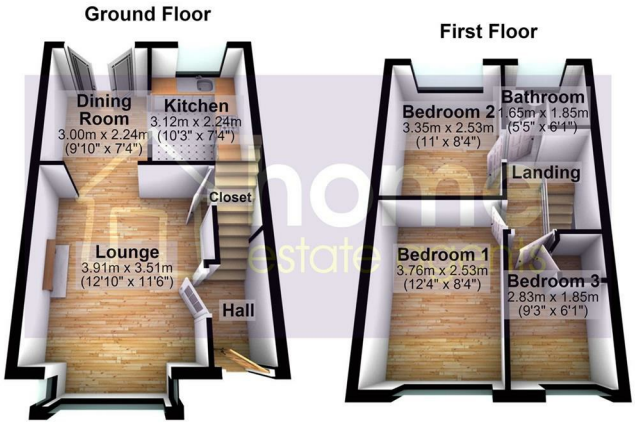
Bedroom 2
11'0" x 8'4" (3.35m x 2.53m)
Double glazed window to rear, radiator.

Bedroom 3
9'3" x 6'1" (2.83m x 1.85m)
Double glazed window to front, radiator, door to storage cupboard.

Bathroom
5'5" x 6'1" (1.65m x 1.85m)
Three piece suite comprising, bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to rear, radiator.

OUTSIDE
Lawned garden and driveway to the front of the property. Enclosed low maintenance paved garden to the rear with decorative slate area and good sized garden shed. Gated access to the rear with visitor parking available.

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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