



**Cecil Street, Dukinfield, SK16 4DS**

**Offers over £225,000**

A Striking Four Storey Home Overlooking Dukinfield Park.

Impressive is the only word that truly captures this exceptional four storey, three bedroom mid terraced home. Offering remarkably spacious accommodation and contemporary living throughout, this property must be viewed in person to fully appreciate the scale, quality, and thoughtful design on offer.

Perfectly positioned with open views across Dukinfield Park and its popular walking routes, the home has been lovingly maintained and significantly improved by the current owners. The well planned and spacious accommodation briefly comprises: The ground floor, good sized lounge with an open plan feel to the superb recently fitted breakfast/dining kitchen with access to the basement which provides a further reception room and utility room. To the first floor there are two good sized bedrooms and a lovely contemporary recently refitted bathroom/WC. The second floor provides a fantastic master bedroom with an impressive and contemporary bathroom/WC. To the outside the property has a forecourt garden to the front and an enclosed garden yard to the rear. The property is Upvc double glazing and gas central heated ensuring that this property will appeal to even the most discerning of purchasers.

Impressive Property and Ready to Move Into - Viewing Highly Recommended!



## GROUND FLOOR

### Lounge

12'11" x 12'8" (3.93m x 3.85m)

Composite double glazed front door, Upvc double glazed window to front, Wooden flooring, TV aerial point, open plan feel to the contemporary fitted breakfast kitchen, meter cupboard and radiator.

### Kitchen/Breakfast Room

10'11" x 9'11" (3.34m x 3.02m)

Contemporary fitted breakfast kitchen fitted with a matching range of base and wall units incorporating a single drainer sink unit and wooden worktops over, fitted four ring electric hob, electric double oven, space for American style fridge freezer, great sized breakfast island with decorative lights over, wooden floor, Upvc double glazed window to rear, Upvc double glazed door to the rear garden yard area, stairs to the first floor and stairs to the basement, radiator.

## BASEMENT

### Reception Room

12'4" x 12'8" (3.76m x 3.85m)

Upvc double glazed window to front, laminate wooden floor, gas meter, inset ceiling spot lights.

### Utility Room

11'6" x 9'11" (3.51m x 3.02m)

Plumbing and space for automatic washing machine, space for dryer, inset ceiling spotlights, laminate wooden floor, inset ceiling spot lights, radiator.

## FIRST FLOOR

### Landing

### Bedroom 2

10'0" x 12'8" (3.05m x 3.85m)

Upvc double glazed window to front, decorative panelled wall, radiator.

### Bedroom 3

10'11" x 6'1" (3.34m x 1.85m)

Currently used as a dressing room with Upvc double glazed window to rear, radiator.

### Shower Room

7'7" x 6'6" (2.31m x 1.97m)

Newly fitted contemporary shower room with Upvc double glazed window to rear, fitted shower cubicle with mixer rain shower, vanity wash hand basin, low level WC, partially tiled walls, heated towel rail.

## SECOND FLOOR

### Landing

### Bedroom 1

10'1" x 11'1" (3.07m x 3.39m)

Great sized master bedroom with Upvc double glazed window to rear, radiator.

### En-suite Bathroom

9'1" x 11'1" (2.77m x 3.39m)

Newly fitted contemporary en-suite bathroom in white with panelled bath, vanity wash hand basin, low level WC, part tiled walls, access to eaves, Velux sky light window, heated towel rail.

## OUTSIDE

### Gardens

To the front is a forecourt garden which is paved with walled boundaries, whilst to the rear is an enclosed garden yard area with walled boundaries.

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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. 105.5 sq. metres (1135.3 sq. feet)

