home estate agents

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Cheetham Hill Road, Dukinfield, SK16 5JJ

Offers over £189,950

** NO CHAIN **
Nestled on Cheetham Hill Road in the charming area of Dukinfield, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Built in the 1920s, the property has retained its character while providing modern living across three well-appointed floors.

With two spacious bedrooms, plus an extra space on second floor. This home is ideal for first-time buyers or those looking to downsize. The layout includes a welcoming reception room, perfect for relaxing or entertaining guests. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is its prime location. Just a five-minute walk from Stalybridge Train Station, commuting to nearby towns and cities is a breeze. Additionally, all local amenities are within a short stroll, making daily errands and leisure activities easily accessible. Families will appreciate the proximity to both primary and secondary schools, ensuring that educational needs are well catered for.

This property presents an excellent opportunity for those seeking a home in a vibrant community, with the added benefit of being close to transport links and essential services. Whether you are starting your journey as a homeowner or looking to simplify your living situation, this house on Cheetham Hill Road is a must-see.







GROUND FLOOR

Living Room
12'0" x 10'0" (3.66m x 3.06m)
Window to front, door leading to:

Kitchen
12'0" x 10'0" (3.66m x 3.06m)
Fitted with a matching range of base and eye-level units with worktop space over, inset sink and drainer with mixer tap, built-in oven, built-in hob, window to rear, stairs leading to first floor, door leading out to rear.

FIRST FLOOR

Landing
Stairs leading to second floor, doors leading to:

Bedroom 1
9'0" x 10'0" (2.75m x 3.06m)
Window to front, built-in storage cupboards.

Bedroom 2
8'6" x 5'0" (2.58m x 1.52m)
Window to rear.

Bathroom
6'2" x 5'0" (1.88m x 1.52m)
Three piece suite comprising bath with shower over, vanity wash hand basin and low-level WC.

SECOND FLOOR

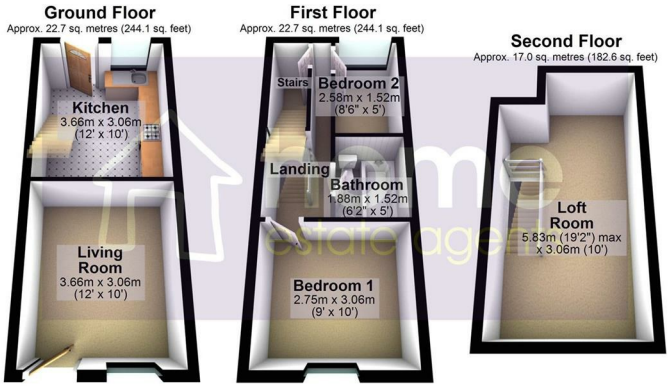
Loft Room
19'2" x 10'0" (5.83m x 3.06m)
Velux window.

OUTSIDE
Garden to the rear with decking and artificial lawn area with 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. 62.3 sq. metres (670.9 sq. feet)





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