


**Cheetham Hill Road**
**Dukinfield, SK16 5JY**

**Offers in the region of £185,000**

home estate agents

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** NO CHAIN ** DOUBLE GARAGE **
This two-bedroom mid-terrace property, complete with a versatile loft room, offers an excellent opportunity in a sought-after area of Dukinfield. Perfectly positioned close to local amenities, schools and convenient motorway links all within easy reach. For those who commute, the nearby train station ensures a hassle-free journey to surrounding areas. Nature lovers will appreciate the close proximity to both Dukinfield Park and Cheetham Park, where stunning walks and scenic country trails await. These green spaces provide the perfect backdrop for leisurely strolls, family outings, or a peaceful escape from the hustle and bustle of daily life.

Inside, the property features a welcoming lounge, a spacious kitchen/diner ideal for family meals and entertaining, and a bathroom on the ground floor. The first floor accommodates two large double bedrooms, each offering ample space and natural light. The second floor reveals a versatile loft room, catering to your specific needs.

The property includes a forecourt garden at the front and an enclosed yard at the rear, perfect for relaxing or entertaining. Beyond the yard, a detached double garage, with electric remote controlled door provides secure storage or parking, complemented by private driveway providing parking for two cars.

This property is the ideal choice for first-time buyers looking to start their homeownership journey in a vibrant community. **Viewing Highly Recommended**







## GROUND FLOOR

**Lounge** 12'8" x 13'0" (3.85m x 3.96m)
Door to front, double glazed window to front, door to:

**Kitchen/Diner** 11'0" x 13'0" (3.36m x 3.96m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, integrated dishwasher, space for fridge/freezer,range style cooker with extractor hood over, double glazed window to rear, stairs leading to first floor, door leading to:

**Inner Hallway**
Door leading out to rear, doors leading to:

**Bathroom** 8'0" x 5'4" (2.43m x 1.63m)
Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, part tiled walls, underfloor heating, double glazed window to side.

## FIRST FLOOR

**Landing**
Doors leading to:

**Bedroom 1** 12'6" x 12'10" (3.81m x 3.91m)
Double glazed window to front.

**Bedroom 2** 11'0" x 10'2" (3.36m x 3.10m)
Double glazed window to rear.

## SECOND FLOOR

**Loft Room** 12'2" x 13'0" (3.71m x 3.96m)
Double glazed velux window to rear.

## OUTSIDE
Enclosed yard to the rear. Spacious double garage with electric remote controlled door, and private driveway to the rear with space for two cars.

## 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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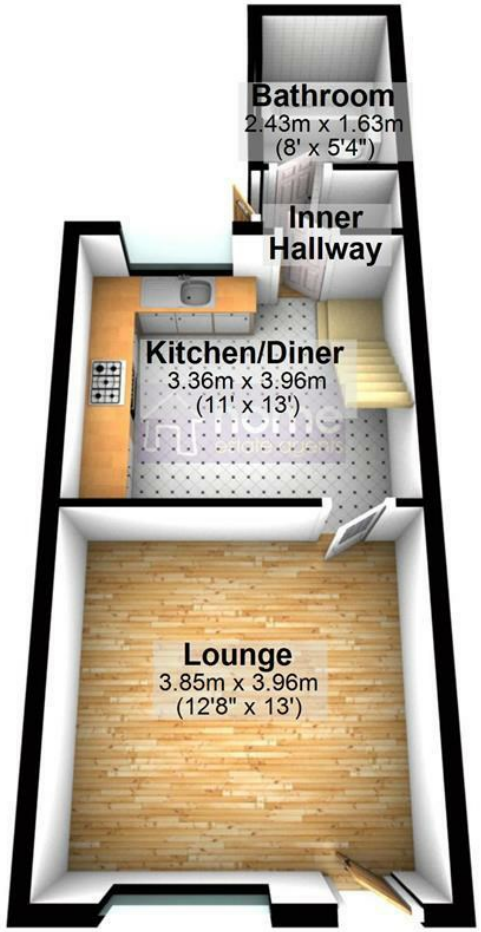






## Ground Floor

Approx. 34.7 sq. metres (373.3 sq. feet)



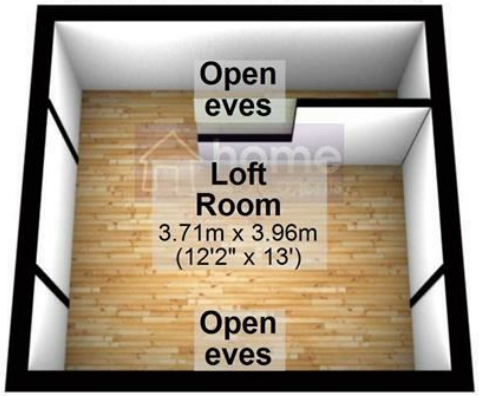

## First Floor

Approx. 28.6 sq. metres (307.7 sq. feet)




## Second Floor

Approx. 14.7 sq. metres (158.4 sq. feet)




Total area: approx. 78.0 sq. metres (839.5 sq. feet)

