Cordingleys
Chartered Surveyors & Estate Agents







Furnace Street | Dukinfield | SK16 4JA

£109,950

- Mid Terraced Property
- Convenient Location
- Two Double Bedrooms
- Immaculate Throughout

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Property Description

A fantastic opportunity to purchase a substantial 2 bedroom Mid Terraced property on the Dukinfield/Ashton-under-Lyne border, ideally located within a very convenient and popular area close to all local amenities, transport links and the motorway network.

The property is well presented and maintained throughout.

The property briefly comprises: lounge, kitchen, two spacious double bedrooms and bathroom.

The property is also appointed with gas central heating & uPVC double glazed windows throughout.

Externally there is a gated walled yard to the rear.

LOUNGE 13' 11" x 12' 11" (4.26m x 3.95m)
With wooden laminate flooring, gas feature fire with surround and large uPVC double glazed window to the front.

KITCHEN 10' 10" x 10' 7" (3.32m x 3.24m)
With quality tiled effect vinyl flooring, white fitted wall and base units along with tiled splash-backs.

Under stairs storage cupboard/pantry and large uPVC double glazed window along with uPVC door to the rear.

STAIRS/LANDING
Fully carpeted with loft access hatch.

BEDROOM ONE 13' 6" x 9' 10" (4.13m x 3.00m)
Fully carpeted double bedroom with in-built storage cupboard and large uPVC double glazed window to the front.

BATHROOM 10' 7" x 5' 3" (3.24m x 1.61m)
Brand new, just been refurbished - awaiting photography.

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BEDROOM TWO 13' 3" x 9' 10" (4.05m x 3.00m)

Fully carpeted double bedroom with uPVC double glazed window to the rear.

EXTERNALLY

There is a gated walled yard to the rear.

IMPORTANT NOTICE

No checks have been made of any services (gas, water, drainage and electricity) or any other mechanical equipment in this property.

POSSESSION

Vacant possession on completion.

PURCHASING PROCEDURE

We are required under the estate agents act 1979 to establish a purchaser's ability to buy - including mortgage arrangements, please contact us immediately prior to contacting a building society, bank or solicitor. Failure to do so may result in the property being sold elsewhere or abortive costs being incurred by way of legal and/or survey fees.
Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

PRE-PURCHASE SURVEYS

We offer a range of pre-purchase surveys to all purchasers providing the property you are buying is not being marketed by us.

OTHER SERVICES PROVIDED BY CORDINGLEYS

- *RICS SURVEYS & VALUATIONS*
- *Planning and building regulation advice.*
- *Measured building surveys, land surveys, boundary dispute matters and advice on Party Wall etc Act 1996.*
- *Architectural - plans drawn for new build and extension projects.*

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Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

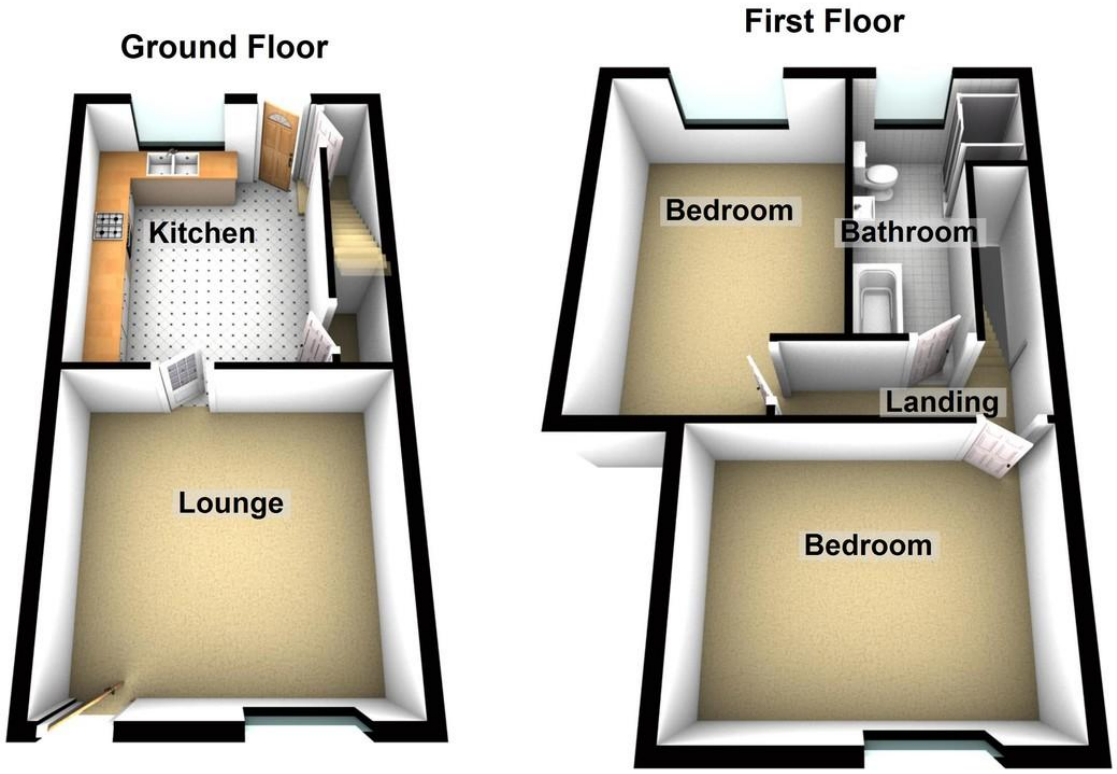
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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