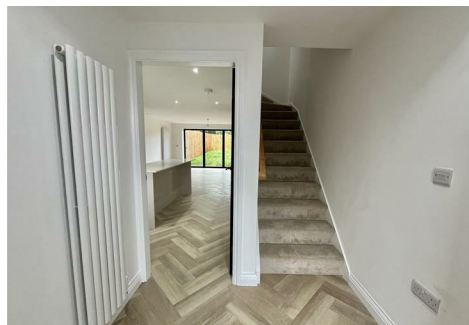




Gorse Hall Road, Dukinfield, SK16 5HN

Offers Over £290,000

FINAL TWO PLOTS REMAINING!

Forming part of an exclusive development next to Stalybridge Cricket Club, this impressive three bedroom semi detached home offers stylish accommodation finished to a standard rarely found in new build homes.

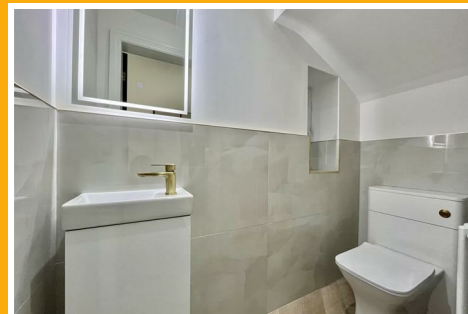
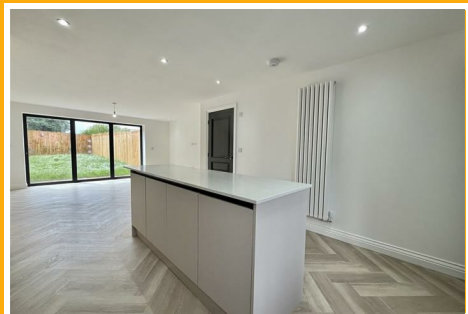
Thoughtfully designed with modern living in mind, the property is ready for its new owner to simply move in and enjoy. The quality of finish is evident throughout, from the carefully chosen fixtures and fittings to the attention to detail in every room.

A composite front door opens into a welcoming entrance hall with space for coats and shoes. From here, a stylish part glazed door leads through to the heart of the home - an open plan living space that is ideal for both everyday family life and entertaining. The kitchen features cashmere units, complementary worktops, a central island and a range of integrated appliances, whilst the lounge area enjoys plenty of natural light thanks to the bi-fold doors opening onto the rear garden.

Gorse Hall Road

, Dukinfield, SK16 5HN

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Entrance Hall

Stairs to first floor. Door to:

Open Plan Living/Dining/Kitchen

29'5" x 6'7" (8.97m x 2.00m)

Kitchen fitted with matching range of base and eye level cashmere soft close units with coordinating worktops over. Matching kitchen island with breakfast bar.

WC

Window to side. Wc and Hand wash basin.

Stairs and Landing

Doors to bedrooms and family bathroom. Access to loft via loft hatch. Storage cupboard housing boiler.

Master Bedroom

11'3" x 11'11" (3.43m x 3.64m)

Window to front elevation. Ceiling light. Radiator. Door to:

En-suite Shower Room

A fully fitted bathroom fitted with three piece suite comprising of walk in shower enclosure, WC and vanity unit with inset wash hand basin. Wall mounted mirror with LED lighting. Downlights to ceiling. Window to front elevation.

Bedroom Two

6'7" x 8'0" (2.00m x 2.45m)

Window to rear, door to:

Bedroom Three

11'6" x 6'9" (3.51m x 2.07m)

Window to rear, door to:

Bathroom

Door to:

Outside and Gardens

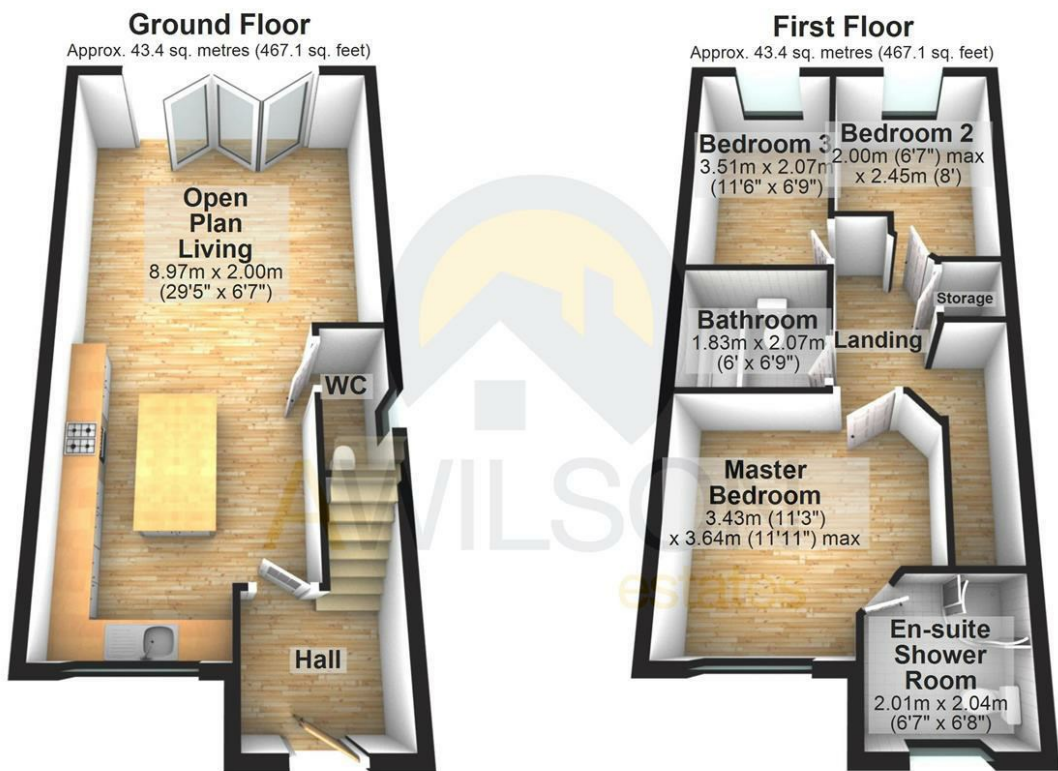
Additional Information

Tenure:

EPC Rating:

Council Tax Band:





Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

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