



67 Hardy Close, Dukinfield, SK16 4SL

Offers Over £125,000

Priced For A Quick Sale!

This first floor two bedroom apartment on Hardy Close in Dukinfield is a great opportunity for anyone looking for a spacious apartment in a convenient location, with the added benefit of being able to put their own stamp on it. The property needs some updating, which is reflected in the asking price, but the space and layout are already here and we think this one is going to attract plenty of interest.

Accessed through secure electric gates, the development has a well maintained communal parking area with a designated space for the apartment. There is also a secure communal entrance to the building, with stairs leading up to the first floor.

Once inside, the entrance vestibule has a useful cloaks cupboard before leading through into the main hallway. Double doors then open into the open plan living and dining space, which is a really good size and gives you plenty of room for both a comfortable seating area and dining table. Two sets of French doors with Juliet balconies bring plenty of natural light into the room and give the space a lovely bright and airy feel.

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, Dukinfield, SK16 4SL

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Outside, the allocated parking space and secure gated access are both great practical additions, particularly for apartment living.

The location is really handy too. Dukinfield Park is within easy walking distance, while Dukinfield, Ashton Under Lyne and Denton are all easily reached by car or public transport, giving you plenty of choice when it comes to shops, supermarkets, restaurants and leisure facilities.

For anyone commuting, there are three train stations within around a mile, with Hyde North, Flowery Field and Guide Bridge all providing useful links further afield.

Entrance Hall

2'7" x 4'9" (0.78m x 1.46m)

Access to cloaks cupboard storage. Door to:

Hall

13'3" x 1'11" (4.04m x 0.58m)

Doors to all rooms. Ceiling light.

Open Plan Lounge Area

13'5" x 16'2" (4.09m x 4.93m)

Two sets of double doors opening onto Juliet balconies. Wall mounted electric heater. Downlights to ceiling.

Kitchen Area

10'0" x 8'2" (3.04m x 2.49m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with single drainer and mixer tap. Plumbing for automatic washing machine.

Space for fridge/freezer. Built-in electric oven, four ring electric hob with extractor hood over. Window to side elevation. Downlights to ceiling. Open plan with lounge.

Bedroom One

11'10" x 11'3" (3.60m x 3.43m)

Window to side elevation. Ceiling light. Wall mounted electric heater. Door to:

En-suite Shower Room

10'0" x 3'11" (3.04m x 1.19m)

Shower enclosure has been stripped out and is ready for new owners to fit their own shower. WC and wash hand basin still in situ.

Bedroom Two

8'8" x 10'4" (2.64m x 3.14m)

Window to side elevation. Ceiling light. Wall mounted electric radiator.

Bathroom

10'0" x 6'2" (3.04m x 1.88m)

Fitted with white three piece suite with comprising of panelled bath with electric shower over, wash hand basin and WC. Window to rear elevation. Ceiling light. Extractor. Access to storage cupboard.

Outside

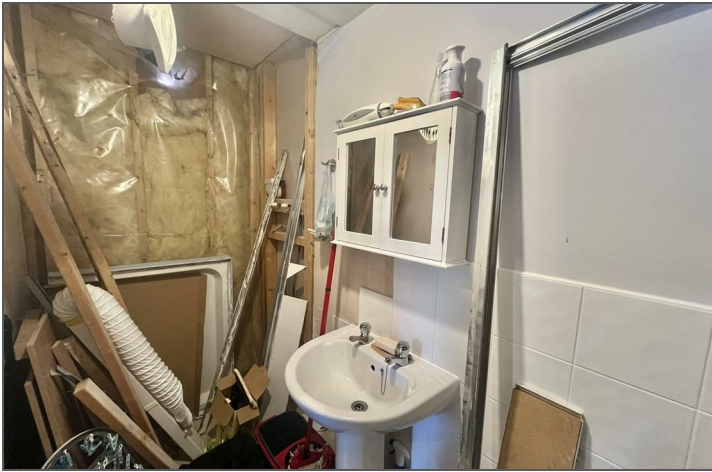
Allocated parking space in communal parking area accessed via electric gates.

Additional Information

Tenure: Leasehold

EPC Rating: C

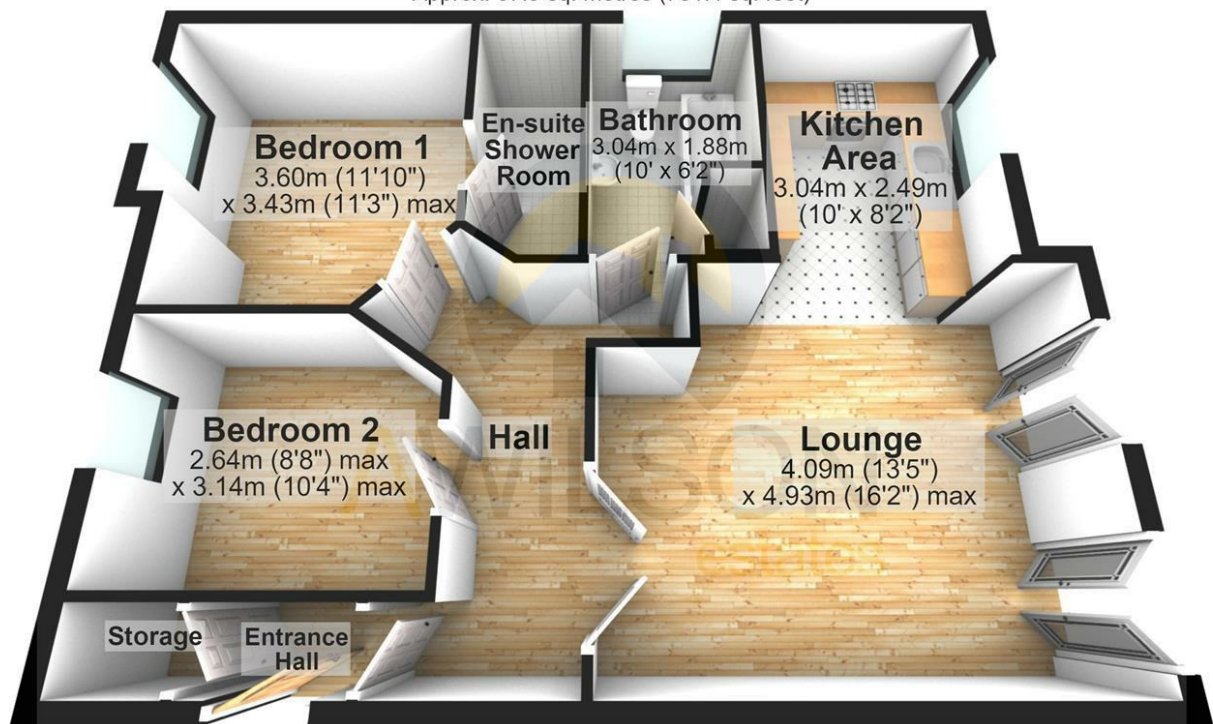
Council Tax Band: B





Ground Floor

Approx. 67.9 sq. metres (731.4 sq. feet)



Total area: approx. 67.9 sq. metres (731.4 sq. feet)

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	

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