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# Plot Three 97 Gorse Hall Road, Dukinfield, SK16 5HN

## Offers Over £290,000

FINAL PLOT 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.

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### Entrance Hall
6'7" x 6'8" (2.00m x 2.04m)
Stairs to first floor. Door to:

### Open Plan Living
29'5" x 11'10" (8.97m x 3.60m)
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
6'9" x 3'0" (2.05m x 0.92m)
Window to side. Wc and Hand wash basin.

### Stairs and Landing
9'0" x 4'10" (2.75m x 1.47m)
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)
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.

### En-suite Shower Room
6'7" x 6'8" (2.01m x 2.04m)
Window to front, door to:

### Bedroom Two
9'7" x 8'0" (2.93m x 2.45m)
Window to rear elevation. Ceiling light. Radiator.

### Bedroom Three
11'6" x 6'9" (3.51m x 2.07m)
Window to rear elevation. Ceiling light. Radiator.

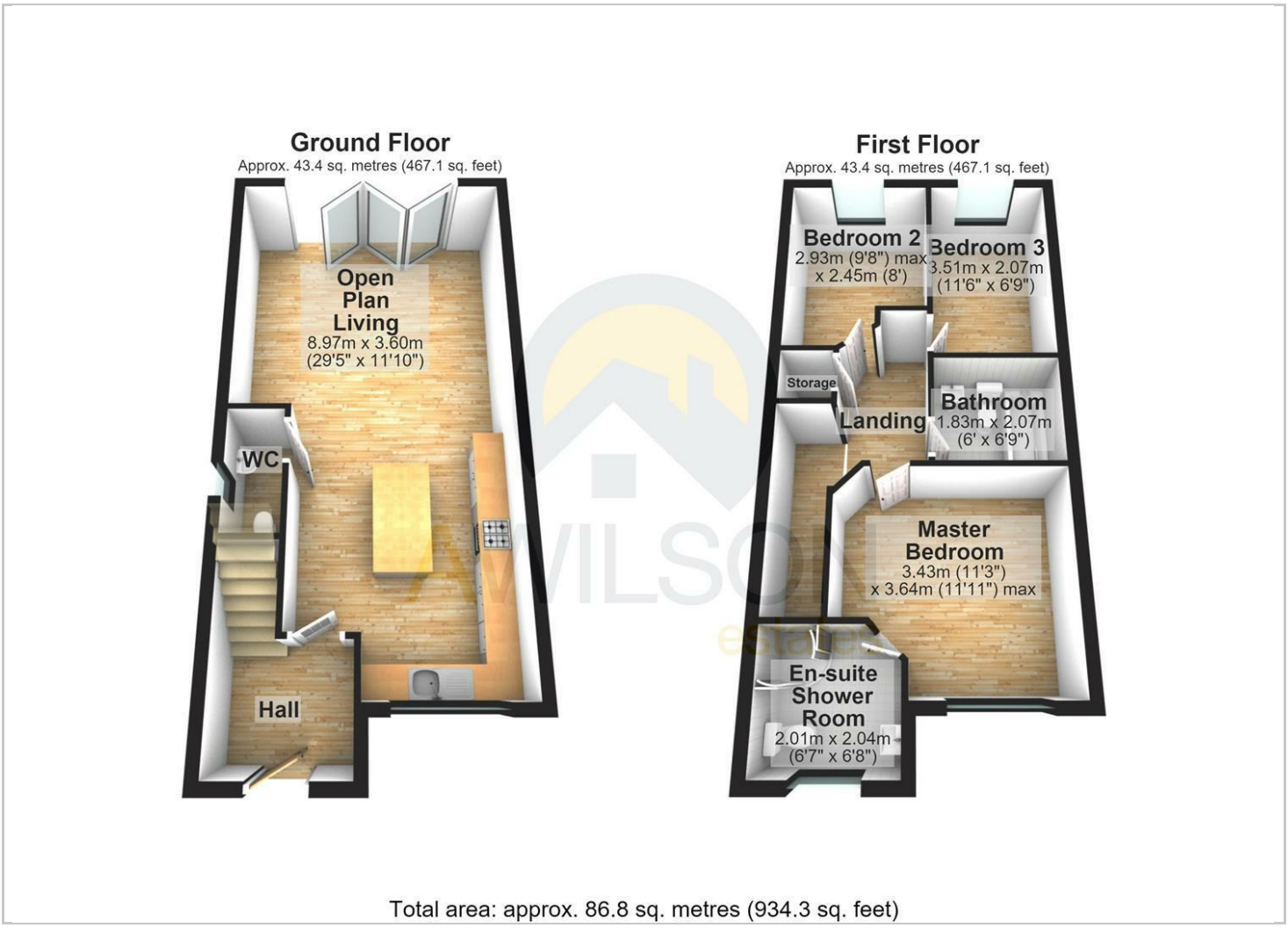
### Bathroom
6'0" x 6'9" (1.83m x 2.07m)
A fully tiled bathroom fitted with three piece suite comprising of panelled bath with mains fed shower and glass shower screen over, WC and vanity unit with inset wash hand basin. Wall mounted mirror with LED lighting. Recessed shelving. Heated towel rail. Extractor.

### Outside and Gardens
Driveway parking to front with planted borders.

Private enclosed lawned garden to rear with flagged patio area.

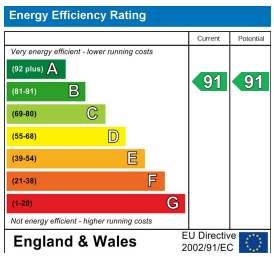
### Additional Information
Tenure: Freehold
EPC Rating: B
Council Tax Band: C

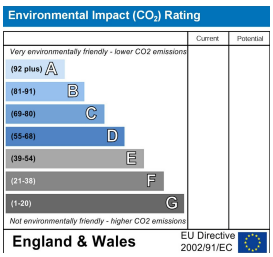
Tel: 0161 303 0778




## 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.

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