



8 Holly Bank Rise, Dukinfield, SK16 5EG

£325,000

Bungalows don't come much more versatile than this. With three bedrooms, spacious living accommodation, a garden to enjoy and a garage with driveway parking, this detached Dukinfield home has plenty going for it, whether you're looking to downsize, move closer to family or simply fancy a change of pace.

There's plenty of scope here to make the house your own, while the practical layout and single storey living make it a home you can adapt to suit your needs.

Step inside and you'll find a central hallway leading through to the main rooms. The living room is a good size, with dual aspect windows and plenty of room for comfortable seating and a dining table, making it a great space for everyday life as well as having family and friends over.

The kitchen offers plenty of potential, with lots of room for units plus dining space.

There are three bedrooms, giving you plenty of flexibility depending on what you need. If you don't need all three as bedrooms, you could create a separate home office, a dressing room or somewhere to enjoy your hobbies. A family bathroom completes the accommodation.

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Entrance Hall

6'3" x 13'5" (1.91m x 4.08m)

Lounge

15'9" x 11'11" (4.81m x 3.64m)

Window to front. Window to side. Fireplace. Ceiling light. Radiator. Door to:

Kitchen/Dining Room

15'9" x 11'10" (4.81m x 3.61m)

Window to rear. Window to front. Range of units. Freestanding cooker.

Bedroom One

12'5" x 12'5" (3.79m x 3.79m)

Window to rear, door to:

Bedroom Two

12'2" x 8'10" (3.72m x 2.68m)

Window to side, door to:

Bedroom Three

12'2" x 8'8" (3.72m x 2.63m)

Sliding door. Ceiling light. Radiator.

Bathroom

6'3" x 5'5" (1.91m x 1.64m)

Fitted with three piece suite with comprising, shower cubicle and WC. Window to side.

Rear Porch

6'8" x 8'8" (2.02m x 2.63m)

Window to rear. Door to rear garden.

Garage

24'2" x 8'5" (7.37m x 2.57m)

Up and over door. Window to side.

Outside and Gardens

Block paved driveway to front with lawned front garden.

Private enclosed rear garden mainly laid to lawn with additional decked areas.

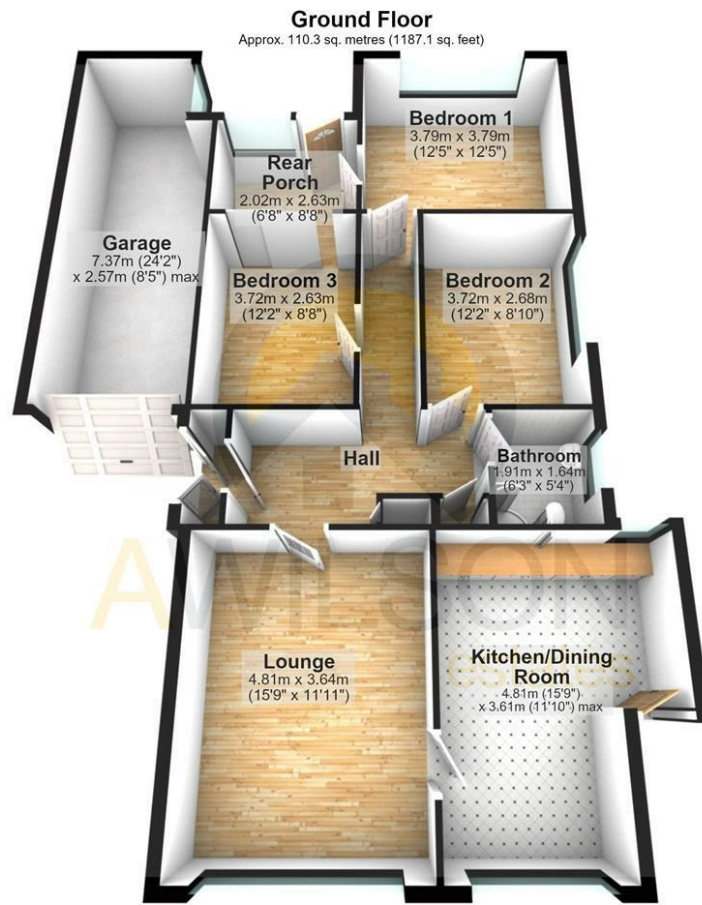
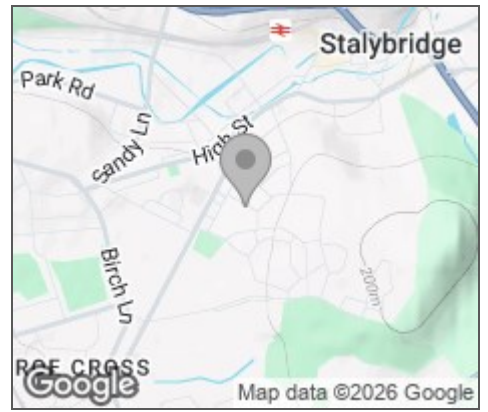
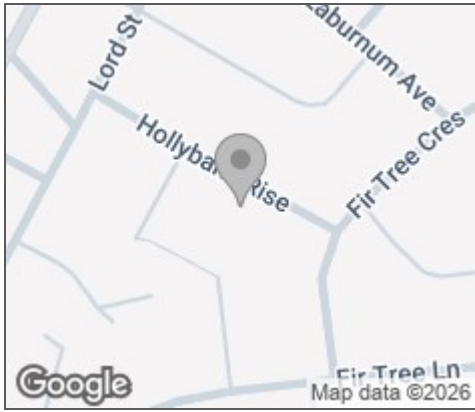
Additional Information

Tenure: Freehold

EPC Rating: C

Council Tax Band: C





Total area: approx. 110.3 sq. metres (1187.1 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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