



## 9 Tensing Fold, Dukinfield, SK16 4FH

**£800**

A Wilson Estates are delighted to offer To Let this two bedroom second floor apartment on Tensing Fold. Located on a quiet residential and popular estate in Dukinfield. Comprising entrance hallway, open plan living area, modern fitted kitchen, two bedrooms, the master having an en-suite and family bathroom. Externally there are well kept gardens and allocated parking space. Early viewing highly recommended. Please call A Wilson Estates on 0161 303 9886 to arrange a viewing.

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## Entrance Hallway

Wooden door from communal landing. Lighting, radiator, laminate flooring, intercom, built in storage cupboard, and loft access.

## Lounge

uPVC double glazed doors to Juliet balcony. Lighting, radiator, and laminate flooring.

## Kitchen

uPVC double glazed window to front elevation. Fitted wall and base units with coordinating work surfaces. Stainless steel one and a half bowl sink with mixer tap. Integrated electric oven and gas hob with extractor over. Integrated fridge and freezer. Part tiled walls, lighting, radiator, blinds, and vinyl flooring.

## Bedroom One

uPVC double glazed window to rear elevation. Lighting, radiator, and laminate flooring.

## En Suite

Three piece bathroom suite comprising low-level WC, hand wash basin, and enclosed shower cubicle with electric shower over. Part tiled walls, lighting, radiator, extractor fan, and vinyl flooring.

## Bedroom Two

uPVC double glazed window to rear elevation. Lighting, radiator, and laminate flooring.

## Bathroom

Three piece bathroom suite comprising low-level WC, hand wash basin with mixer tap, and panelled bath with mixer tap. Part tiled walls,

lighting, radiator, extractor fan, and vinyl flooring.

## Externally

Set in well maintained grounds and with an allocated parking space for one vehicle.

## Additional Information

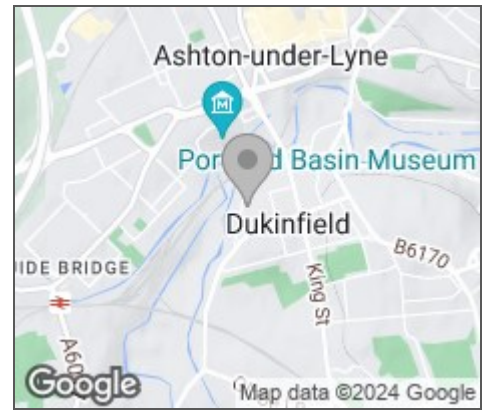
Council Tax Band : B

EPC Rating : C

Holding Deposit : £184

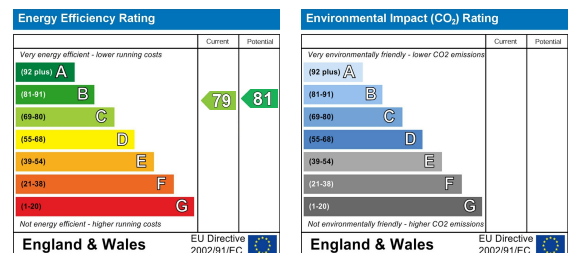
STRCTLY NO PETS AND SMOKING POLICIES APPLY





## 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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