



## 6 Holly Bank Rise, Dukinfield, SK16 5EG

**£325,000**

A Wilson Estates are delighted to bring to the market - Holly Bank Rise, Dukinfield. The property is set within an established, very well regarded residential area. The detached bungalow boasts a stunning internal décor which is a true credit to its current owners.

The bungalow itself has two good sized bedrooms in addition to the bright and airy sitting room that opens up onto the garden, plus a separate sitting/dining room and stunning high gloss kitchen. Even the hallway is stylish! With beautiful wood panelling, its a real statement.

The location is accessed from either Cheetham Hill Road or Quarry Rise providing a pleasant approach highlighting how well maintained properties are within the area consisting of beautifully manicured gardens and prominent properties.

The property is also situated in a convenient spot for links to both Dukinfield and Stalybridge and thus benefits from the amenities both towns have to offer. From larger supermarkets, chemist, library, post office to name a few. As well as public transport routes.

# 6 Holly Bank Rise

, Dukinfield, SK16 5EG

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## Entrance Hallway

Cloaks cupboard, cupboard housing the wall mounted gas central heating boiler, access to the loft the hatch and wood ladder have recently been replaced and the loft has been partially boarded. Panelled walls, double doors into the sitting/dining room.

## Sitting/Dining Room

16'1 x 11'5 (4.90m x 3.48m)

Windows to side and front elevation. Double opening doors into the kitchen. Feature fireplace, built in wall unit. Wood flooring.

## Kitchen

16'1 x 8'8 (4.90m x 2.64m)

Windows to the front & side elevation, back door leading out to the side. Fitted with a comprehensive range of stylish, modern high gloss floor and wall mounted units with coordination work surfaces over. Stainless steel sink unit with mixer tap, electric hob with extractor fan above, space for American style fridge freezer, electric oven.

## Shower Room

Opaque window to the side elevation. This suite has recently refitted to include a double walk in shower with water fall shower above and glass screen, hand wash basin built into a vanity unit and a low level w.c. Tiled floor and walls, heated towel rail.

## Inner Hallway

Doors to the bedrooms and sitting room. Panelled walls.

## Sitting Room

15'3 x 11'1 (4.65m x 3.38m)

Windows to the rear elevation, bi-fold doors leading out to the garden, feature fireplace. built in wall unit and skylights.

## Master Bedroom

12'2 x 10 (3.71m x 3.05m)

Window to the rear elevation. Built in mirror fronted wardrobes.

## Bedroom Two

12'2 x 7'2 (3.71m x 2.18m)

Window to the side elevation, built in mirror fronted wardrobes.

## Externally

Standing proud in a good sized plot with block paved driveway leading to an attached garage. There is a well kept lawn and a good sized garden around to the rear. There is a lawn, well stocked beds and a paved patio area.

## Garage

Up & over door, utility space with plumbing for a washing machine and space for a tumble dryer.

## Additional Information

Tenure: Leasehold - £12 per year ground rent

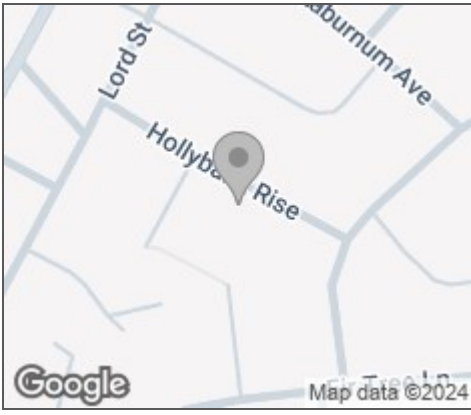
EPC Rating: D

Council Tax Band: C









## 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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>		<b>83</b>	<b>England &amp; Wales</b>
	EU Directive 2002/91/EC		EU Directive 2002/91/EC
		<b>66</b>	

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