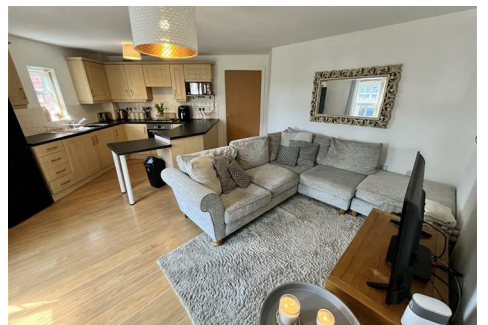




69 Hardy Close, Dukinfield, SK16 4SL

£135,000

This beautifully presented two bedroom first floor apartment is located on a popular development in Dukinfield and comes to the market offering spacious living accommodation, secure gated parking and no vendor chain!

Accessed via secure electric gates, the development offers a well maintained communal car park with a designated parking space for the property. Entry to the apartment building is through a secure communal entrance, with stairs leading to the first floor.

Stepping through the front door of your apartment you are greeted by an entrance vestibule, opening up into the hallway. Off the hallway you will find the master bedroom - a real beauty of a room with two sets of double french doors opening onto juliet balconies, allowing for plenty of natural light; plus built in wardrobes and an en suite shower room.

The second bedroom is generously sized and ideal as a guest room, home office or children's bedroom, whilst the family bathroom is well appointed and neutrally styled.

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Communal Entrance

Stairs leading to first floor

Entrance Vestibule

Laminate flooring. Door to storage cupboard. Open plan to

Hallway

Laminate flooring. Electric wall heater. Doors to bedrooms, bathroom and living area.

Bedroom One

A double room full of natural light. Two sets of double french doors opening onto juliet balconies. Ceiling light. Electric wall heater. Door to built in wardrobe storage. Door to en suite shower room.

En Suite Shower Room

Fitted with three piece suite comprising shower cubicle with electric shower, wc, and hand wash basin

Bedroom Two

Two windows to rear elevation. Fitted carpet. Ceiling light. Electric wall heater.

Open Plan Living/ Dining/ Kitchen

Laminate flooring. Three windows to rear elevation. Fitted kitchen comprising of matching range of base and eye level units with coordinating worktops over and breakfast bar. Plumbed for automatic washing machine. Space for fridge freezer. Built in electric oven with four ring electric oven and extractor hood over.

Bathroom

Externally

Communal Parking area accessed via secure electric gates. Allocated parking spot. Communal bin stores.

Additional Information

Tenure: Leasehold. £1,027.56 per annum service charge, £125 per annum ground rent.

EPC Rating: C

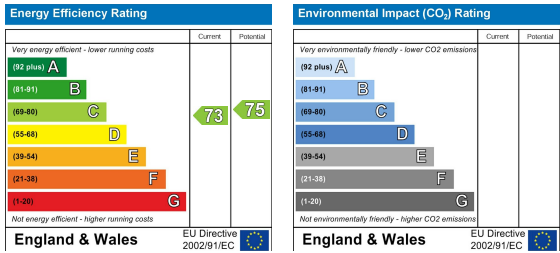
Council Tax Band: B





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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.