



# Eaton Close

- DUKINFIELD -

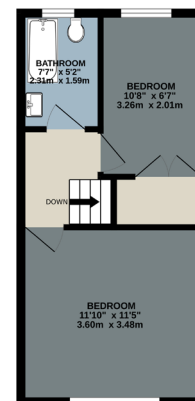
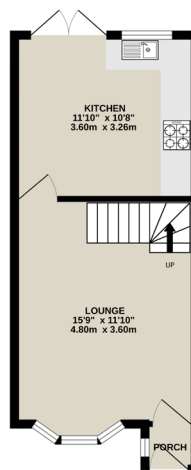
A beautiful two-bedroom home situated in a cul-de-sac position.

## KEY POINTS

- Beautiful home in a quiet spot
- Cul-de-sac position
- Pretty rear sunny garden
- Close to great transport links
- Off road parking for two cars

GROUND FLOOR  
314 sq ft. (29.2 sq.m.) approx.

1ST FLOOR  
300 sq ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA: 614 sq ft. (57.0 sq.m.) approx.  
We do not warrant that these details are correct or complete. We do not warrant that the measurements of these dimensions, floor area and any other items are approximate or do not correspond to actual measurements or drawings. This plan is for information only and should not be used as a basis for any purchase or other transaction. The services, fixtures and accessories are not shown for detail or scale. It is for your reference only and should not be used as a basis for any purchase or other transaction. It is for your reference only and should not be used as a basis for any purchase or other transaction.



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If you are looking for a bright and welcoming home, located in a cul-de-sac in a quiet spot this might be the one for you.

On entrance you have a convenient porch to shake off your wet shoes and coat.

Through into the spacious lounge, it is larger than you would expect and will easily accommodate a good size sofa and chair with space for entertaining family and friends. The modern fire surrounds and electric fire warms the room with a cozy glow and gives you a focal point to gather round.

The light and bright kitchen and dining area overlooks the rear garden. You have integrated appliances, great worktop space and good storage. There is space for a dining table for enjoying family dinners. With lovely views over the pretty garden and patio doors to open when the weather is warmer.

The sunny garden is perfectly laid out so you can just move in and enjoy! A patio has been laid for your garden furniture and there is a lawned area for the children to play on whilst you enjoy drinks with family and friends.

Upstairs you have two comfortable bedrooms and family bathroom.

The principal bedroom is light, bright and beautifully presented. Your second bedroom has space for a double bed and wardrobes and overlooks the rear garden.

The family bathroom completes the second floor and has a sparkling white suite with a large bath and thermostatic shower above, perfect for busy mornings.

### Where it is

Eaton Close is on the popular Richmond Park estate and has a quiet cul-de-sac position. There are local shops for the pint of milk and a paper with larger supermarkets just a few minutes away in the car.

Excellent public transport links including busses direct into Ashton town centre where you can pick up the tram into Manchester. Hyde and Flowery field train stations are also close by.

Ofsted rated 'Good' schools are in walking distance with parks and gyms close by to cater for all the families' activities.



## TECHNICAL DETAILS

- Leasehold £70 PA 963 yrs remaining
- Council Tax Band: B
- Driveway for two cars
- Boiler type and location: Gas / Kitchen

Energy Efficiency Rating		Current	Potential
92-100	A		87
81-91	B		
69-80	C	73	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Very energy efficient - lower running costs  
Not energy efficient - higher running costs  
England & Wales  
EU Directive 2002/91/EC

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