

# DAWSONS

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## Hardy Close, Dukinfield, SK16 4SL

With well proportioned accommodation over three floors this modern end town house occupies a delightful position on the fringe of the well regarded residential estate in a popular and convenient location. The accommodation has been exceptionally well maintained and comes to the market in first class decorative order throughout. We consider that the deceptively large accommodation allied with its first class condition necessitate an internal inspection to be fully appreciated

The property is well placed for all amenities available in Dukinfield with neighbouring Town Centres all being readily accessible. Local junior and high schools are within close proximity and there are excellent commuter links.

**Price £285,000**



**CHARTERED SURVEYORS, ESTATE AGENTS  
& PROPERTY MANAGEMENT SPECIALISTS**



# Hardy Close, Dukinfield, SK16 4SL

- Stylishly Presented, three storey, End Town House
- Pedestrian Walkway to Front of the Property
- Popular and Convenient Residential Location
- Internal Inspection Essential
- 3 Double Bedrooms plus 2 Bathrooms
- Delightful Fully Enclosed Rear Garden with Adjacent Car Parking Space
- Well Placed for Local Junior and High Schools
- Stunning 2nd Floor Master Bedroom with En-suite
- Good Sized Living Room with French Doors onto Rear Garden
- Good Commuter Links

## Contd.....

The Accommodation briefly comprises:

Entrance Hallway, Downstairs Cloaks/WC, Dining Kitchen with integrated appliances, good sized Living Room with French doors onto rear garden

To the first floor there are 2 double Bedrooms (rear Bedroom with walk-in wardrobe), Bathroom/WC

To the second floor the Master Bedroom Suite has a En-suite Shower Room

Externally there is a Forecourt Garden, allocated car parking space, fully enclosed landscaped Rear Garden.

## The Accommodation Comprises:

### Entrance Hallway

Composite security door, central heating radiator.

### Cloaks/WCs

Pedestal wash hand basin, low level WC, laminate flooring, uPVC double glazed window, central heating radiator.

### Living Room

15'6 reducing to 9'8 x 14'8 reducing to 11'3 (4.72m reducing to 2.95m x 4.47m reducing to 3.43m)

uPVC double glazed French doors and side

lights, understairs storage cupboards, central heating radiator, feature fireplace.

### Dining Kitchen

11'3 x 8'0 reducing to 7'9 (3.43m x 2.44m reducing to 2.36m)

One and a half bowl single drainer stainless steel sink unit, a range of floor and wall mounted units, built-in stainless steel oven, four ring gas hob with filter unit over, integrated dishwasher, part tiled, plumbed for automatic washing machine, uPVC double glazed window, recessed spotlights, part tiled walls, tiled floor, central heating radiator.

### First Floor:

#### Landing

#### Bedroom (2)

14'8 x 9'8 (4.47m x 2.95m)

Two uPVC double glazed windows, walk-in wardrobe, central heating radiator.

#### Bedroom (3)

12'2 x 7'8 (3.71m x 2.34m)

uPVC double glazed window, central heating radiator.

### Bathroom/WC

Modern white suite having panel bath, pedestal wash hand basin, low level WC, part tiled, uPVC double glazed window, central heating radiator.

### Second Floor:

### Landing

Double glazed Velux window.

### Master Bedroom (1)

12'6 x 11'4 (3.81m x 3.45m )

Part restricted headroom, plus further recessed section with built-in storage cupboards. uPVC double glazed window, central heating radiator. Loft access. Further bulkhead storage cupboard.

### En-suite

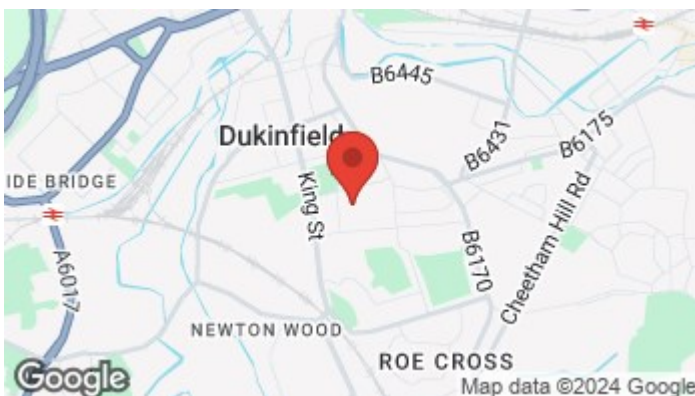
Shower cubicle, low level WC, pedestal wash hand basin, part tiled, double glazed Velux window, central heating radiator.

### Externally:

Forecourt garden with pedestrianised walkway and further grassed area beyond.

Allocated car parking space.

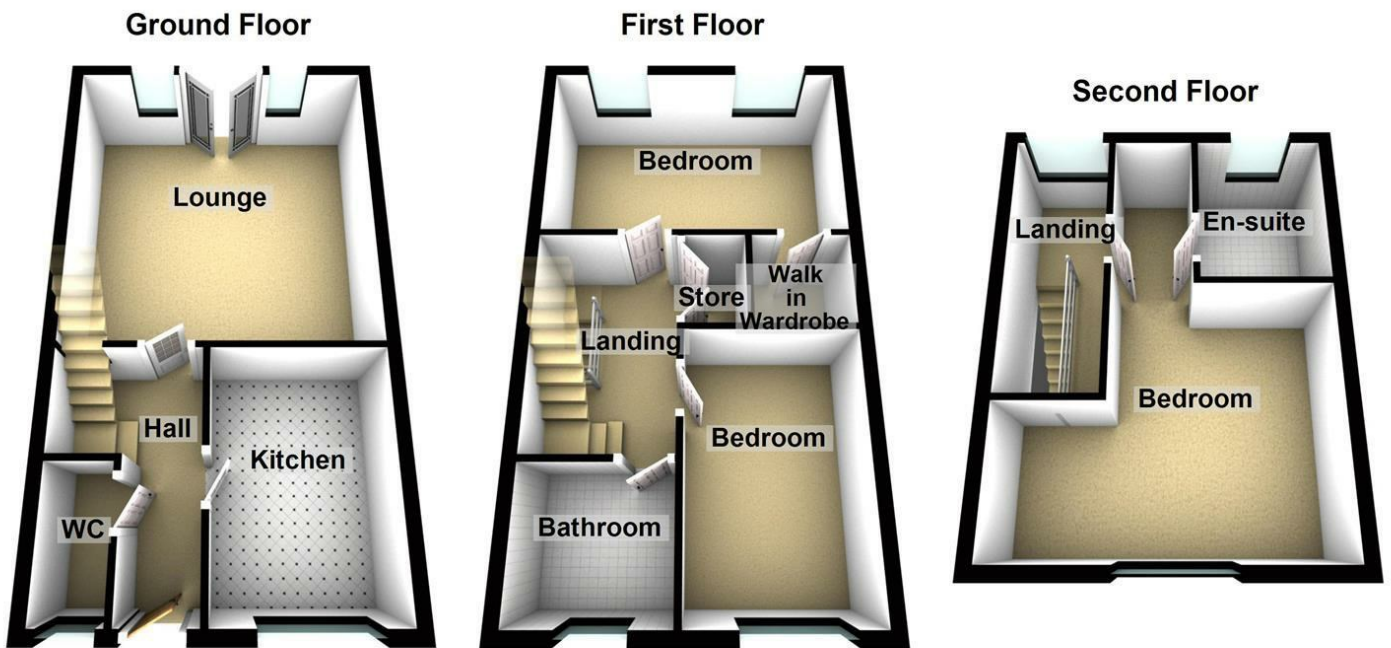
Rear garden, fully enclosed with Indian stone patio area, border plants and shrubs, astro-turfed section.



## Directions



# Floor Plan



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