



Holly Bank Rise
Dukinfield, SK16 5EG

Offers over £285,000



There's no agent like home

This charming two-bedroom detached bungalow, available with no vendor chain, is situated in a highly desirable residential area of Dukinfield. The property offers convenient access to local amenities and transport links, making it an ideal location for both Dukinfield and Stalybridge residents. Nature enthusiasts will appreciate the close proximity to Gorse Hall, perfect for woodland walks and enjoying beautiful views.

As you step inside, you'll find an entrance hall leading to the the spacious lounge which is perfect for relaxation and entertaining. The generously sized kitchen/diner provides ample space for cooking and dining with patio doors leading directly to the rear garden, making it easy to enjoy outdoor dining. The bungalow also features two comfortable bedrooms, each designed to provide a restful retreat with one of them also boasting patio doors that open onto the rear garden and a four piece shower room.

Outside, a driveway at the front leads to the garage, offering convenient off-street parking. The rear garden features a paved patio ideal for outdoor dining and entertaining. Mature planted borders create a serene and private outdoor space perfect for relaxation and gardening enthusiasts. This bungalow is not just a house but a place to call home. ****Viewing Highly Recommended****



GROUND FLOOR

Entrance Hall

Door to front, door leading to:

Lounge 19'2" x 12'2" (5.84m x 3.72m)

Double glazed window to front, feature fireplace with inset fire, two radiators, door leading to:

Hall

Doors leading to:

Kitchen/Diner 23'10" x 10'7" (7.26m x 3.23m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, space for cooker, double glazed window to side, two radiators, double glazed sliding door leading out to rear garden, door leading out to side.

Bedroom 1 20'8" x 11'1" (6.30m x 3.39m)

Two radiators, double glazed sliding door leading out to rear garden,

Bedroom 2 13'1" x 9'6" (3.98m x 2.90m)

Double glazed window to front, radiator.

Shower Room 8'11" x 6'0" (2.72m x 1.83m)

Four piece suite comprising wash hand basin, shower enclosure, bidet and low-level WC, tiled walls, double glazed window to side, radiator.

OUTSIDE

Paved driveway to the front, access to rear. Enclosed garden to the rear with paved patio and stone areas with mature planted borders.

Garage 18'2" x 8'11" (5.54m x 2.72m)

Up and over door, door leading out to rear.

Store

Window to side, wash hand basin.

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for

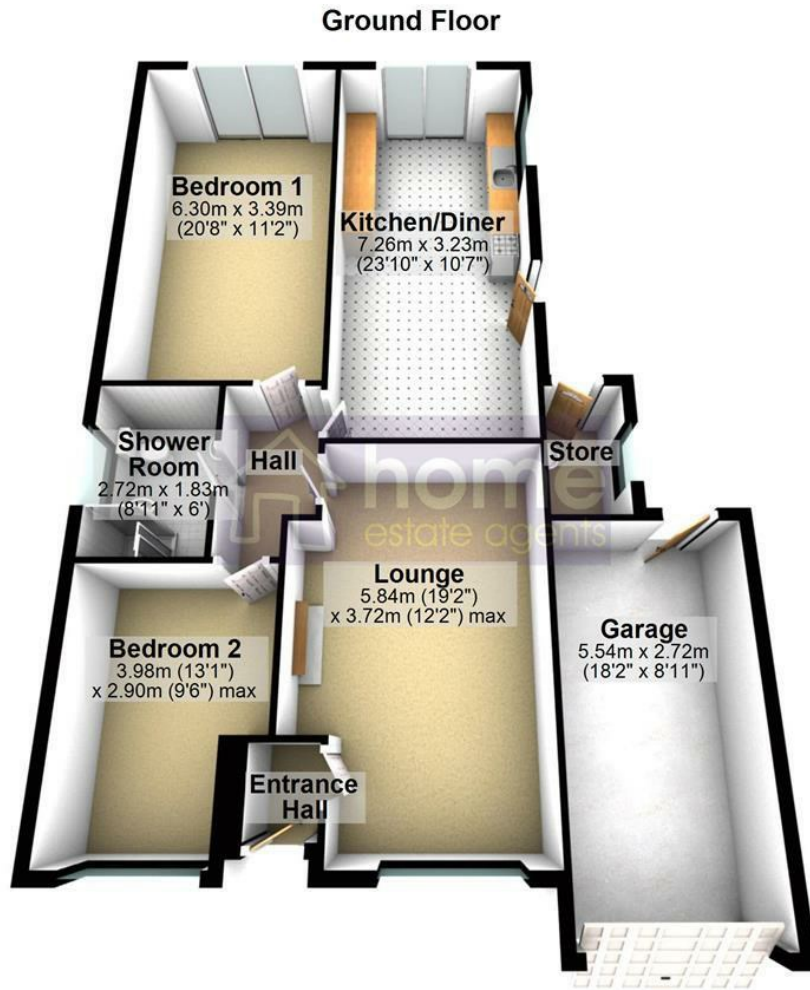
purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC