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9 Rook Close, Dukinfield, SK16 5GG

£1,400 Per Month

FULLY BOOKEDFULLY BOOKED***FULLY BOOKED***

A Wilson Estates are delighted to offer To Let this beautiful three bedroom semi detached home on Rook Close.

Located in the Historical town of Dukinfield, Greenside View is a quiet retreat, within easy reach of Manchester City Centre.

Benefitting from excellent motorway access and a variety of local transport routes. Finished to the highest standard, this new build family home consists of an entrance hallway, which provides access to all ground floor rooms, a downstairs cloakroom, a modern and bright family kitchen with dining area, and a fantastic, elegant lounge to the rear of the house, which leads into the garden via French doors.

Upstairs, the landing leads on to the three beautiful bedrooms, of which the master is completed by en-suite, two further bedrooms finish the sleeping accommodation, with access to the attractive family bathroom.

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Entrance Hall
Double glazed composite door to front elevation. Laminate flooring, lighting, radiator, and built in storage.

Lounge
uPVC double glazed window and French doors to rear elevation. Lighting, radiators, and laminate flooring.

Kitchen
uPVC double glazed window to front elevation. Fitted wall and base units with coordinating work surfaces. Stainless steel one and a half bowl sink with mixer tap. Integrated electric oven, microwave. and gas hob with extractor over. Three types of mood lighting, radiator, and laminate flooring.

WC
Low level WC, hand wash basin with mixer tap. Lighting, radiator, extractor and laminate flooring.

Stairs and Landing
Wooden balustrades and bannister. Carpet, radiator, lighting, and two built in storage cupboards. Please note that the attic will not be available for storage.

Bathroom
uPVC double glazed opaque window to front elevation. Three piece bathroom suite comprising low-level WC, hand wash basin with mixer tap, and panelled bath with mains fed shower over. Part tiled walls, heated towel rail, extractor fan, lighting, and vinyl flooring.

Bedroom One
uPVC double glazed window to rear elevation. Lighting, carpet, and radiator.

En Suite
uPVC double glazed opaque window to side elevation. Three piece bathroom suite comprising low-level WC, hand wash basin with mixer tap and enclosed shower cubicle with mains fed shower. Part tiled walls, heated towel rail, spot lighting, extractor fan, and vinyl flooring.

Bedroom Two
uPVC double glazed window to front elevation. Lighting, radiator, and carpet.

Bedroom Three
uPVC double glazed window to rear elevation. Lighting, radiator, and carpet.

Externally
Located on a highly desirable development. Garden fronted with driveway parking for two cars. To the rear is a very generous enclosed garden with a laid to lawn (to be re-turfed) and patio area.

Additional Information
Council Tax Band : D

EPC Rating : B

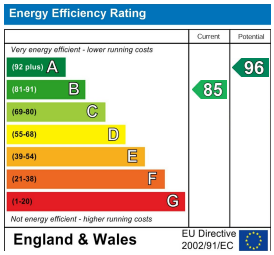
Holding Deposit : £323.00

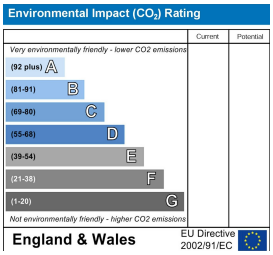
STRICTLY NO PETS AND SMOKING POLICIES APPLY

Tel: 0161 303 0778

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.





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