

DAWSONS

Property Professionals since 1925

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Hardy Close, Dukinfield, SK16 4SL

Dawsons are pleased to offer for sale this larger than average, top floor flat, which stands within a three storey purpose built block. The property offers larger than average accommodation having a good sized living room open into the kitchen and two good sized bedrooms (the master having an en-suite) and further bathroom/wc. The property is comes to the market in good order throughout and would suit a wide range of prospective purchasers.

The property is well located with good access to all the neighbouring town centres and also there are good commuter links to Manchester City Centre. Local amenities are available along nearby King Street with Dukinfield Park also being within close proximity.

Price £145,000



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



Hardy Close, Dukinfield, SK16 4SL

- Top Floor Larger Than Average 2 Bedroom Apartment
- Gated Communal Carpark
- Popular And Well Regarded Location
- Master Bedroom Having En-suite Shower Room
- Good Order Throughout
- Excellent Commuter Links
- Good Sized Living Room Open To A Modern Kitchen Area
- Internal Inspection Highly Recommended

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The Accommodation briefly comprises:

Communal Entrance Foyer, Entrance Hallway to the Flat, double doors into the open plan Living Room/Kitchen area which has integrated appliances, 2 double Bedrooms (Master having En-suite Shower Room), further Bathroom/WC

Externally the property has an allocated car parking space within the gate communal parking area.

The Accommodation in Detail:

Communal Entrance Foyer

Apartment:

Entrance Foyer

Built-in storage cupboard

Inner Hallway

Loft access, wall mounted electric radiator.

Living Room

16'1 x 13'2 max measurement (4.90m x 4.01m max measurement)

uPVC double glazed window, 2 wall mounted electric radiators, open to the kitchen area.

Kitchen Area

10'7 x 7'11 (3.23m x 2.41m)

One and a half bowl single drainer stainless steel sink unit, range of wall and floor mounted units, built-in oven, four ring ceramic hob with filter unit over, automatic washer and dryer, part tiled, uPVC double glazed window.

Bedroom (1)

11'8 x 11'1 max measurement (3.56m x 3.38m max measurement)

uPVC double glazed window, fitted wardrobes, wall mounted electric radiator.

En-suite

9'1 x 3'11 (2.77m x 1.19m)

Modern white suite having shower cubicle, pedestal wash hand basin, low level WC, part tiled, overhead electric fan heater.

Bedroom (2)

10'10 x 8'7 max measurement (3.30m x 2.62m max measurement)

uPVC double glazed window, wall mounted electric radiator.

Bathroom/WC

Modern white suite having panel bath, pedestal wash hand basin, low level WC,

part tiled, uPVC double glazed window, built-in hot water cylinder cupboard, heated chrome towel rail/radiator.

Externally:

An allocated car parking space within the gated communal car park.

AML Checks

We are required by law to conduct Anti Money Laundering (AML) checks for all vendors and purchasers. A non refundable fee of £15 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

This is a legal requirement to meet HMRC and UK law guidelines .

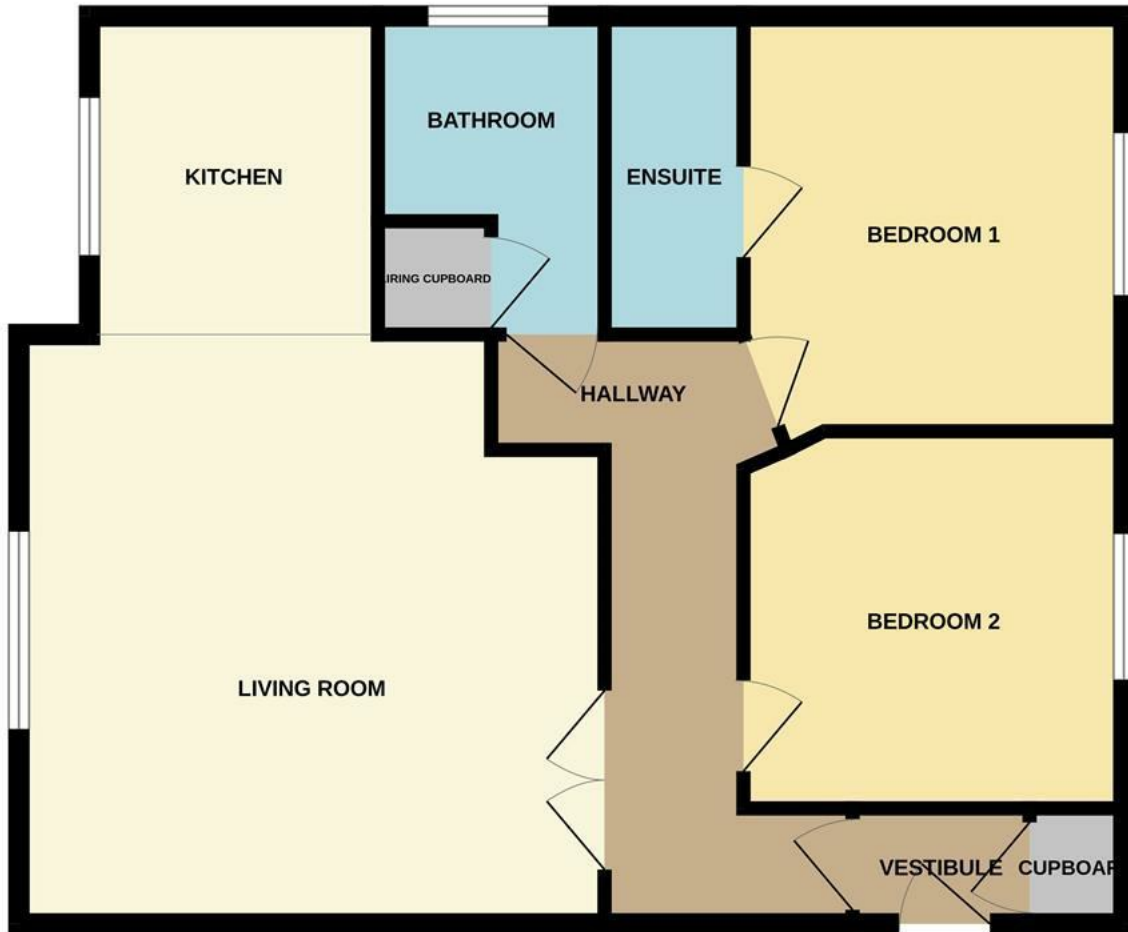


Directions



Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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