



## 28 High Croft Close, Dukinfield, SK16 5HU

**£1,300**

A Wilson Estates are delighted to offer to let this three bedroom detached bungalow located in a much sought after part of Dukinfield.

The property boasts a great layout comprising of a spacious entrance hallway which leads into a bright lounge to the front elevation, plus a neutral kitchen complete with dining area - perfect for entertaining, and utility room.

There are three bedrooms two of which are doubles and three piece bathroom.

Externally the home benefits from a lawned front garden with driveway parking to the front for up to two vehicles plus a garage with up and over door. To the rear there is a garden with laid to lawn, shrubbery and patio area.

Nearby amenities include a Co-Op store perfect for strolling to for a daily newspaper or pint of milk, plus the recently refurbished Forester's Pub. For those looking for a more active lifestyle Stalybridge Cricket Club is within walking distance. The locality also offers beautiful walks in and around Gorse Hall in addition to a wealth of local

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## Entrance Hallway

uPVC double glazed door and window to front elevation. Lighting, radiator, and vinyl flooring.

## Lounge

uPVC double glazed window to front elevation. Wall mounted electric fire, radiator, carpet, lighting, and blinds.

## Dining Room

uPVC double glazed sliding door to rear elevation. Lighting, radiator, and vinyl flooring.

## Kitchen

Fitted wall and base units with coordinating work surfaces. Stainless steel single sink unit with mixer tap. Integrated electric oven and gas hob with extractor over. Integrated fridge, freezer, and dishwasher. Part tiled walls, lighting, and vinyl flooring.

## Internal Hallway

Lighting, carpet, loft access, and built in storage cupboard.

## Utility Room

Worktops, lighting, and vinyl flooring.

## Bedroom One

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

## Bedroom Two

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

## Bedroom Three

uPVC double glazed window to side elevation. Lighting, radiator, and carpet.

## Bathroom

uPVC double glazed windows to side elevation. Three-piece bathroom suite comprising low-level WC, hand wash basin, and panelled bath with mains fed shower over. Fully tiled walls, lighting, heated towel rail, and tiled flooring.

## Externally

Driveway parking for up to two vehicles. Gardens and garage to the front

Garden to rear

## Additional Information

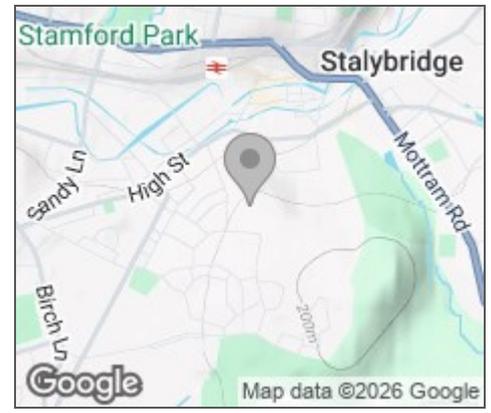
Council Tax Band : D

EPC Rating : D

Holding Deposit : £300

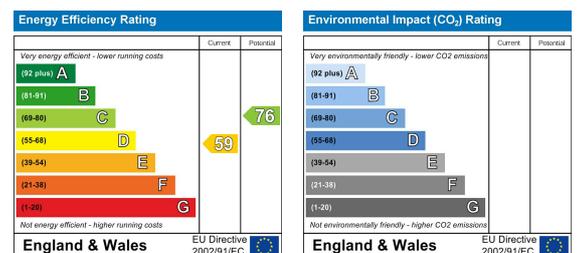
STRICTLY NO PETS AND SMOKING POLICIES APPLY





## 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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