



## **2 Hill Mount, Dukinfield, SK16 5HT**

**£370,000**

A Wilson Estates are delighted to bring to the market this spacious detached bungalow in Dukinfield.

The property boasts a great layout comprises of entering through entrance hallway, then into a bright lounge with bay window to the front elevation, a modern kitchen complete with step down to a dining area, which in turn opens into a delightful sun room, perfect for entertaining!

Three bedrooms and a family bathroom completes the living space.

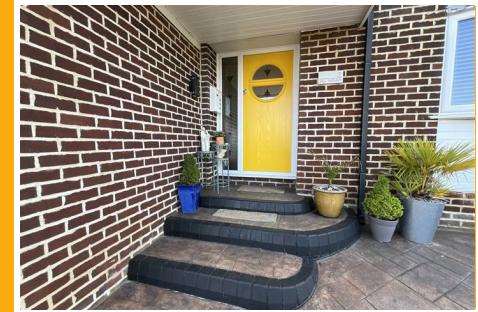
Set within an excellent sized plot, with wrought iron gates to the front leading to driveway parking for several vehicles. The side has been opened to create further parking with double opening timber gates. The sunny garden is a real haven, complete with summer house, perfectly situated to watch the sunset with views as far as Jodrell Bank on a clear day!

The locality has always been a popular one, one which has a great sense of community spirit.

# 2 Hill Mount

, Dukinfield, SK16 5HT

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## Entrance Hallway

Courtesy door into the integral garage, doors to both the lounge & kitchen.

## Lounge

Bay window to the front elevation, feature fireplace. Door into the inner hallway.

## Kitchen

Fitted with a comprehensive range of floor and wall mounted units with coordinating work surfaces over. Built in electric oven, gas hob and extractor fan above. Stainless steel sink unit with mixer tap. Step down into the dining area.

## Dining Area

Window to the side elevation, open to the sun room.

## Sun Room/Family Room

Double opening doors leading out to the garden.

## Inner Hallway

Built in cupboard, doors to all rooms.

## Bedroom One

Double opening French doors leading out to the garden.

## Bedroom Two

Window to the rear elevation.

## Bedroom Three

Window into the sun room,

## Family Bathroom

Opaque window to the side elevation, suite comprising of a corner bath, low level w.c and hand wash basin. Tiled walls & floor.

## Externally

Set in an excellent sized corner plot, the bungalow stands proudly in a slightly elevated position. Gardens are to three sides, and two driveways offer plenty of off street parking. The rear garden offers lots of space for children to play, and those with green fingers can be kept busy. The jewel in this gardens crown is the lovely summer house. Positioned to fully take advantage of the views, what a stunning spot to sit and watch the sun set over arguably the best views in the area, stretching as far as the Welsh Hills.

## Garage

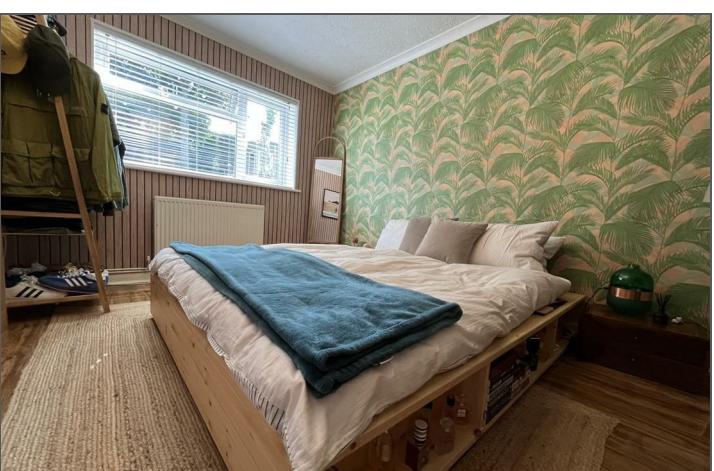
Up & over door, light and power, plus all plumbed for a useful utility area. There is a courtesy door into the property for ease of use.

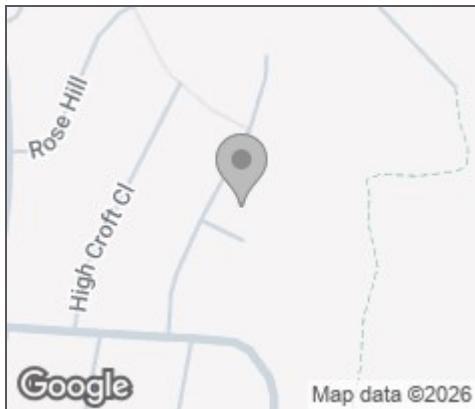
## Additional Information

Tenure: Freehold

EPC Rating: E

Council Tax Band: C





**Ground Floor**  
Approx. 116.2 sq. metres (1251.2 sq. feet)



Total area: approx. 116.2 sq. metres (1251.2 sq. feet)

## 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.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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