

92 Gorse Hall Road, Dukinfield, SK16 5HN

Offers Over £290,000

FINAL TWO PLOTS REMAINING!

Forming part of an exclusive development next to Stalybridge Cricket Club, this impressive three bedroom semi detached home offers stylish accommodation finished to a standard rarely found in new build homes.

Thoughtfully designed with modern living in mind, the property is ready for its new owner to simply move in and enjoy. The quality of finish is evident throughout, from the carefully chosen fixtures and fittings to the attention to detail in every room.

A composite front door opens into a welcoming entrance hall with space for coats and shoes. From here, a stylish part glazed door leads through to the heart of the home - an open plan living space that is ideal for both everyday family life and entertaining. The kitchen features cashmere units, complementary worktops, a central island and a range of integrated appliances, whilst the lounge area enjoys plenty of natural light thanks to the bi-fold doors opening onto the rear garden.

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Entrance Hall

Stairs to first floor. Door to:

EPC Rating:

Council Tax Band:

Open Plan Living/Dining/Kitchen

29'5" x 6'7" (8.97m x 2.00m)

Kitchen fitted with matching range of base and eye level cashmere soft close units with coordinating worktops over. Matching kitchen island with breakfast bar.

WC

Window to side.

Stairs and Landing

Open plan, door to:

Master Bedroom

11'3" x 11'11" (3.43m x 3.64m)

Window to front, door to:

En-suite Shower Room

Window to front, door to:

Bedroom Two

6'7" x 8'0" (2.00m x 2.45m)

Window to rear, door to:

Bedroom Three

11'6" x 6'9" (3.51m x 2.07m)

Window to rear, door to:

Bathroom

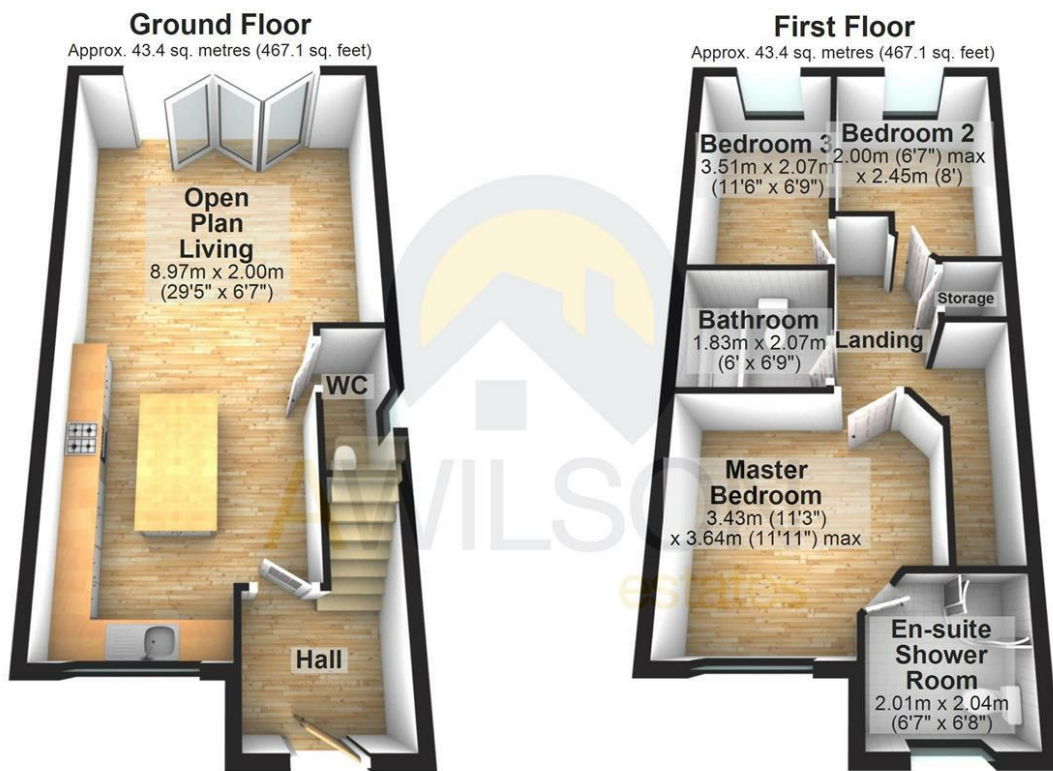
Door to:

Outside and Gardens

Additional Information

Tenure:





Total area: approx. 86.8 sq. metres (934.3 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		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 Sales 0161 303 0778 Email: info@awilsonestates.com www.awilsonestates.com