



More
photos
to follow



92 Gorse Hall Road, Dukinfield, SK16 5HN

£300,000

New Year - Brand New Home. Welcome to Plot Two Gorse Hall Road.

These stunning new builds forms part of a intimate development on the edge of Stalybridge Cricket Club.

The property have been thoughtfully designed via the modern interior and this plots as the option to add some additional features via costings discussed with the developer.

Upon entering through the composite front door, the entrance hall provides a perfect relief before entering into the spacious living area which is flooded with natural light thanks to the bi-folding doors which leads out into a private, secure rear garden.

Upstairs has three bedrooms with the master benefiting from a good sized ensuite shower room in addition to the stylish main bathroom suite which is complimented by the designer inspired tiles and feature gold finishes.

92 Gorse Hall Road

, Dukinfield, SK16 5HN

£300,000



Hall

Stairs, door to:

Open Plan Living

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

Window to front, bi-fold door, door to:

WC

Window to side.

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:

Bathroom

Door to:

Bedroom 2

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

Window to rear, door to:

Bedroom 3

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

Window to rear, door to:

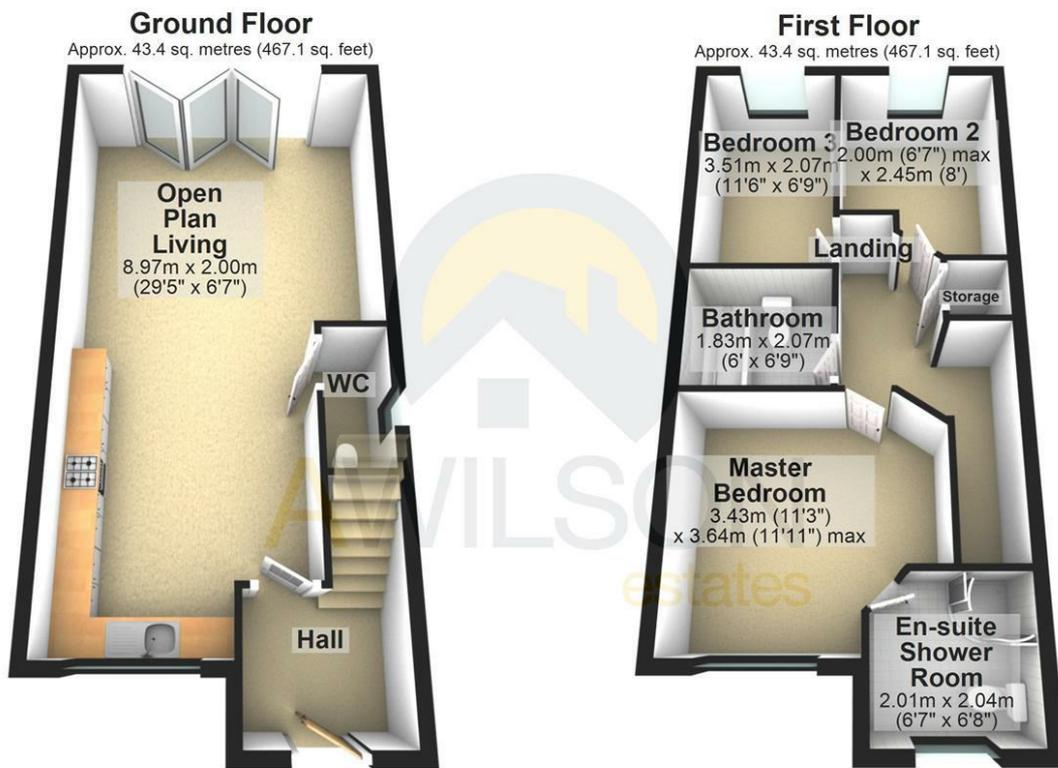
Storage

Landing

Open plan, door to:

Externally





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		Current	Potential	Environmental Impact (CO ₂) Rating		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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

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