www.awilsonestates.com

# 24 Benedict Drive, Dukinfield, SK16 5BF

## £1,450 Per Month

A Wilson Estates are delighted to offer To Let, this four bedroom semi detached home situated on the ever popular Richmond Park development in Dukinfield.

The property offers spacious accommodation with a lounge, kitchen, bedroom, WC, conservatory and utility room on the ground floor.

The first floor contains a family bathroom and three bedrooms.

Externally the property occupies a generous plot which offers parking and gardens.

Families will appreciate the property's location within the catchment of highly regarded schools, including St Mary's RC Primary, Yew Tree Primary, Ravensfield Primary, All Saints Catholic High School, and Rayner Stephens High.

Richmond Park benefits from a wide range of local amenities such as a gym, playgrounds, library, chemist, supermarket and more. The development also enjoys excellent

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### Entrance Hallway
Composite double-glazed door to front elevation and uPVC double-glazed window to side elevation. Lighting, blinds, and laminate flooring.

### WC
uPVC double-glazed window to side elevation. Low-level WC and hand wash basin with vanity unit. Part-tiled walls, lighting, and tiled flooring.

### Lounge
uPVC double-glazed windows to front elevation. Fireplace with surround and mantle-piece. Lighting, radiator, blinds, and laminate flooring.

### Dining Kitchen
uPVC double-glazed doors and window to rear elevation. Fitted wall and base units with coordinating work surfaces. Stainless steel one and a half bowl sink with mixer tap. Integrated electric oven and gas hob with extractor over. Part-tiled walls, lighting, radiator, blinds, tiled flooring, and under-stair storage cupboard.

### Utility Room
uPVC double-glazed doors to rear elevation. Fitted wall unit, lighting, carpet, and blinds.

### Conservatory
uPVC double-glazed doors and windows to rear and side elevations. Lighting, radiator, blinds, and tiled flooring.

### Bedroom Four
uPVC double-glazed windows to front elevation. Lighting, radiator, carpet, and blinds.

### Stairs and Landing
uPVC double-glazed window to side elevation. Wooden balustrades and bannister. Lighting, carpet, and blinds.

### Bedroom One
uPVC double-glazed windows to front elevation. Lighting, radiator, carpet, blinds, and fitted wardrobes.

### Bedroom Two
uPVC double-glazed windows to rear elevation. Lighting, radiator, blinds, laminate flooring, and loft access.

### Bedroom Three
uPVC double-glazed window to front elevation. Lighting, radiator, blinds, laminate flooring, and built-in storage cupboard.

### Bathroom
uPVC double-glazed window to rear elevation. Three-piece bathroom suite comprising low-level WC, hand wash basin, and panelled bath with mains-fed shower over. Part-tiled walls, lighting, radiator, blinds, and tiled flooring.

### Externally

### Additional Information
Council Tax Band : C

EPC Rating : C

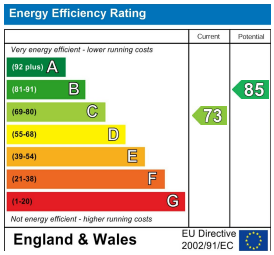
Holding Deposit : £334

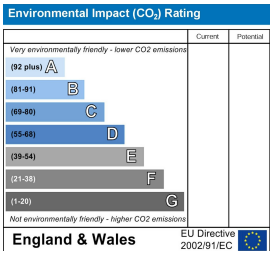
STRICTLY NO SMOKING POLICIES APPLY

Tel: 0161 303 0778

## 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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