



## 10 Rochester Close, Dukinfield, SK16 5DG

**£335,000**

Welcome to Rochester Close, this detached bungalow has two bedrooms and is located in a popular residential location close to Dukinfield Golf Club.

The bungalow is situated at the head of a pleasure cul-de-sac offering a degree of privacy and with the added advantage of the property having had some recent updates including render to the front elevation, extension to the rear and a modern fitted kitchen.

The bungalow benefits from having two double bedrooms, conservatory and gardens to all sides. Perfect for those of a green fingered nature and to enjoy throughout the seasons.

The locality has always been a very popular one with ample green spaces, farm land, Gorse Hall and golf, cricket clubs to make use of; ideal for those looking to immerse themselves into the local community.

The town of Dukinfield offers plentiful amenities from gymnasium, library, major supermarkets and much much more.

# 10 Rochester Close

, Dukinfield, SK16 5DG

**£335,000**



**Entrance Hallway**

**Lounge**

**Conservatory**

**Kitchen**

**Landing**

**Bedroom One**

**Bedroom Two**

**Externally**

**Additional Information**

Tenure - Freehold

Council Tax - TBC

EPC - Expired - currently awaiting updated EPC



**More  
photos  
to follow**





## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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](mailto:info@awilsonestates.com) [www.awilsonestates.com](http://www.awilsonestates.com)