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## Plot Three Gorse Hall Road, Dukinfield, SK16 5HN

**£300,000**

New Year - Brand New Home. Welcome to Plot Three 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 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.

# Plot Three Gorse Hall Road

, Dukinfield, SK16 5HN

**£300,000**



## Hall

Stairs, door to:

## Open Plan Living

29'5" x 11'10" (8.97m x 3.60m)

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:

## Bedroom 2

9'7" x 8'0" (2.93m 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:

## Bathroom

Door to:

## Landing

Open plan, door to:

## Storage

## Externally





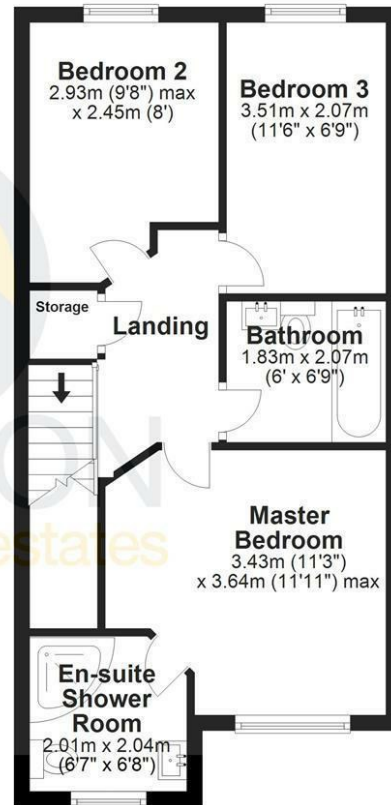
### Ground Floor

Approx. 43.4 sq. metres (467.1 sq. feet)



### First Floor

Approx. 43.4 sq. metres (467.1 sq. feet)



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
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			
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