

PROPERTY DETAILS

1 Market Street, Denton, Manchester M34 2BN Tel: 0161-320 3388



33 HARDY CLOSE, DUKINFIELD, SK16 4SL £140,000 (Offers Over)



Sleigh and Son Property Sales are delighted to present this stylish and well-proportioned two bedroomed second-floor apartment, ideally positioned within an attractive modern development in a popular area of Dukinfield. Offered For Sale with No Vendor Chain, this deceptively spacious apartment features a contemporary layout designed for comfortable, low-maintenance living. It is an ideal opportunity for first-time buyers, young professionals, couples, or investors seeking a strong rental prospect in a desirable location. An early viewing is highly recommended.

The accommodation comprises a welcoming entrance hallway with intercom system, giving access to all principal rooms. The bright and generously sized lounge/dining area provides an excellent space for both relaxation and entertaining, and opens into a modern fitted kitchen. There are two well-proportioned double bedrooms, with the master further enhanced by a stylish en-suite shower room. A separate modern bathroom completes the internal accommodation. Externally, the property benefits from secure gated residents' parking with an allocated parking space.

Conveniently located between Stalybridge, Ashton-under-Lyne, and Denton, the apartment offers excellent transport links, including easy access to commuter train stations. Dukinfield Park is situated directly opposite, while The Village Hotel and Leisure Centre is only a short drive away. Tenure: Leasehold. 125 years from 1st January 2006.

Maintenance charges £87.07 per month. Council Tax B

Traditionally brick-built property with tiled roof. Electric, water (metered) sewerage, wifi

www.sleighandson.com

PLEASE NOTE THAT WE HAVE NOT TESTED THE EQUIPMENT, APPLIANCES AND SERVICES IN THE PROPERTY, INTERESTED APPLICANTS ARE ADVISED TO COMMISSION THE APPROPRIATE INVESTIGATIONS BEFORE FORMULATING THEIR OFFER TO PURCHASE.

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide for those not yet fully conversant with metric measurements.

IN DETAIL THE ACCOMMODATION COMPRISES:• -

ENTRANCE VESTIBULE	Secure door to ground floor foyer. Stairs to second floor. Door to entrance vestibule. Wooden effect laminate flooring. Door to storage cupboard. Door to inner hallway. Inset spot light to ceiling.
HALLWAY	L shaped hallway. Wooden effect laminate flooring. Access to loft. Doors to bedrooms and bathroom and double doors to lounge/dining area and kitchen. Power points. Inset spotlights to ceiling. Wall mounted intercom system.
LOUNGE/DINING AREA	Wooden effect laminate flooring. uPVC double glazed arched window to front aspect. Two electric heaters. Ceiling light point, power points, TV point. Walk through to kitchen.
KITCHEN	Fitted with a range of wall and base units and drawers with work surface over and stainless steel sink one and a half with drainer unit and central mixer tap. Integrated electric oven with four ring electric hob and inbuilt overhead extractor fan. Space and plumbing for washing machine, space for fridge/freezer. Part tiled walls. uPVC double glazed window to front aspect. Ceiling light point, power points.
BEDROOM ONE	Double bedroom. Electric heater. uPVC double glazed window to rear aspect. Ceiling light point, power points, TV point. Door to en-suite.
EN-SUITE SHOWER ROOM	Three piece suite comprising of enclosed shower cubicle with wall mounted "Rainfall" shower with separate hose attachment. Sink wash basin on vanity unit with drawers and low level w/c with inset flush system. Complimentary wall mounted mirror. Part tiled walls and tiled floor. Inset spot lights to ceiling. Extractor fan.
BEDROOM TWO	Double bedroom. Electric heater. uPVC double glazed window to rear aspect. Ceiling light point, power points.
BATHROOM	Three piece suite comprising of bath with side panel and wall mounted "Rainfall" shower with pull out side shower screen. Sink wash basin on vanity unit and low level w/c with inset flush system. Heated wall mounted chrome towel rail. Door to cupboard housing water tank. Complimentary wall mounted shelf mirror. Part tiled walls and tiled floor. uPVC double glazed obscure glass window to side aspect. Inset spot lights to ceiling.
EXTERIOR	Residents allocated parking area. Secure electronic gates to entrance. Key fob and manually operated.





