



14 Wordsworth Close, Dukinfield, SK16 5DS

£1,300 Per Month

A Wilson Estates are delighted to offer To Let this three bedroom semi detached house on Wordsworth Close in Dukinfield.

Beautifully presented throughout and offering spacious accommodation with three bedrooms, a spacious lounge, a good sized dining kitchen and family bathroom.

Outside, the property is set on a corner plot with a generous a driveway. To the front and side there is a good sized garden with borders of mature bushes, shrubs and trees and at the rear is a flagged patio area.

The locality offers nearby amenities in the form of a co-operative store, public house plus ease of access via bus or car to Dukinfield or Stalybridge thus offering further amenities from local library, chemist, coffee shops to name a few.

Gorse Hall is within walking distance which offers miles of walks throughout woodland, meadow and far reaching views over Tameside, the Pennines and beyond.

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Entrance Vestibule

Composite double-glazed door and uPVC double-glazed window to side elevation. Lighting and laminate flooring.

Lounge

uPVC double-glazed window to front elevation. Lighting, radiator, laminate flooring, and blinds.

Dining Kitchen

uPVC double-glazed double doors and window to rear elevation. Fitted wall and base units with coordinating work surfaces. Composite single sink unit with mixer tap. Integrated electric oven and gas hob with extractor over. Integrated microwave. Part-tiled walls, lighting, radiator, blinds, and laminate flooring.

Stairs and Landing

uPVC double-glazed window to side elevation. Wooden balustrades and bannister. Lighting, carpet, blinds, and loft access.

Bedroom One

uPVC double-glazed window to front elevation. Lighting, radiator, carpet, blinds, and built-in storage cupboard.

Bedroom Two

uPVC double-glazed window to rear elevation. Lighting, radiator, and laminate flooring

Bedroom Three

uPVC double-glazed window to front elevation. Lighting, radiator, blinds, and laminate flooring.

Family Bathroom

uPVC double-glazed window to rear elevation. Three-piece bathroom suite comprising low-level WC, hand wash basin with mixer tap and vanity unit, and tiled bath with mains-fed shower over. Fully tiled walls, heated towel rail, lighting, and tiled flooring.

Externally

Set on a large corner plot with gardens to front and side. At the rear is an enclosed garden with lawn and two patio areas. Driveway parking for one vehicle. Please note the garage is not in use.

Additional Information

Council Tax Band : C

EPC Rating : TBC - in progress

Holding Deposit : £300

STRICTLY NO SMOKING POLICIES APPLY





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			Environmental Impact (CO ₂) Rating		
	Current	Potential		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 firms employment has the authority to make or give any representation or warranty in respect of the property.