



## 93 Gorse Hall Road, Dukinfield, SK16 5HN

**Offers Over £300,000**

New Year - Brand New Home. Welcome to Plot One 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 and this 'show home' plot boasts some incredible features from integrated kitchen appliances, quartz work surfaces to a stylish living space with media wall, venetian paint and feature flame fire.

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 porcelain tiles and feature gold finishes.

# 93 Gorse Hall Road

, Dukinfield, SK16 5HN

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## **Entrance Hall**

Composite front door to entrance hallway, LVT flooring, ceiling lighting.

## **Open Plan Living**

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

Window to front, bi-fold doors opening to enclosed rear garden, LVT flooring, media wall with Venetian plaster housing storage and TV bracket, electric feature fire, decorative vertical radiator and ceiling lighting.

## **Kitchen**

High end luxury Wren kitchen comprising of co-ordinating wall and base units in a modern finish, island housing further storage, composite black sink unit with mixer tap over inset into Quartz worksurfaces, spot lighting overhead, under cupboard lighting, eye level Bosch oven and microwave, induction hob with matching splashback and exactor above, integrated AEG dishwasher, integrated Cooke & Lewis washing machine & space for for integrated fridge freezer.

## **WC**

Window to side, part tiled, LVT flooring, feature radiator, white WC and basin with gold accessories, mirror with anti fog feature and light.

## **Stairs and Landing**

Stairs and landing, carpet with neutral tones, ceiling lighting, window.

## **Master Bedroom**

11'3" x 11'11" (3.43m x 3.64m)

Window to front, carpet in neutral tones, feature internal doors in matte black finish, radiator, ceiling lighting, door to:

## **En-suite Shower Room**

Window to front elevation, porcelain tiles, shower cubical with waterfall shower head, fed from mains, featured inset shelving unit, gold accessories, tiled flooring, gold towel rail, white WC and basin with storage unit, mirror with anti fog feature and light.

## **Bedroom 2**

9'7" x 8'0" (2.93m x 2.45m)

Window to rear, carpet in neutral tones, feature internal doors in matte black finish, radiator, ceiling lighting

## **Bedroom 3**

11'6" x 6'9" (3.51m x 2.07m)

Window to rear, carpet in neutral tones, feature internal doors in matte black finish, radiator, ceiling lighting

## **Family Bathroom**

Luxury Porcelain tiles on walls and floor, white bathroom suite comprising of square bath with waterfall shower head over fed from mains supply, glass shower screen, inset shelving, WC, Basin with vanity storage, gold accessories, gold towel rail mirror with anti fog feature and light.

## **Storage**

Housing Ideal Combination Boiler



### Externally

Enclosed rear garden, lawn, patio areas, access via side elevation via gate., solar panels which solely owned by each property.  
To front there is off road parking, EV electric car charging port, outdoor lighting.

### Additional Information:

Council Tax - TBC

Tenure - Freehold

EPC - TBC





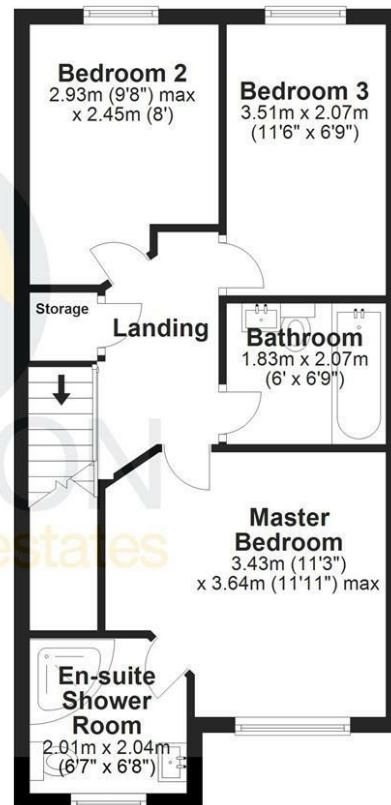
### Ground Floor

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 |                         |           |
| <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.

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