



**Hardy Close
Dukinfield
Greater Manchester
SK16 4SL**

Offers in Excess of £128,000

bettermove

Hardy Close Dukinfield

Bettermove are proud to present this 2 bedroom flat in Dukinfield available with no forward chain.

The property is currently tenanted and rental yields can be obtained through Bettermove.

The property benefits from double glazing, electric heating throughout and has off street parking available.

The council tax band is B.

This is a leasehold property with 125 years on the lease from 2006; the ground rent is £125pa and the service charge is £961.24pa.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, 2 bedrooms, an en-suite and the family bathroom.

Located in the popular town of Dukinfield, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A627, A635 and many local bus routes.

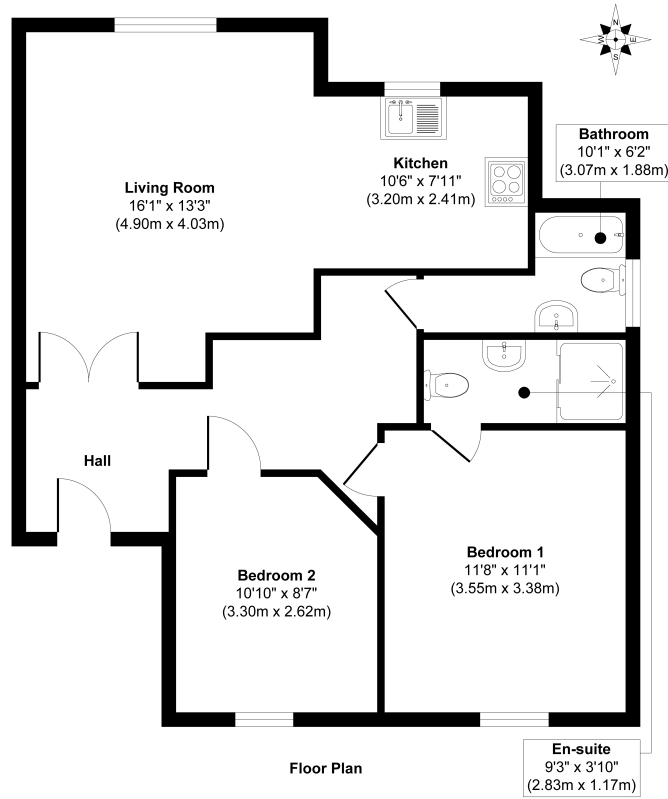
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Approx. Gross Internal Floor Area 737 sq. ft / 68.55 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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