



## **68 Salisbury Drive, Dukinfield, SK16 5DL**

**£340,000**

Set in an elevated position on the popular Salisbury Drive, this fabulous three bedroom detached true bungalow enjoys far reaching panoramic views from the front and offers beautifully presented, modern living throughout. Whether you are looking to downsize to a bungalow or simply want a move in ready home with wow factor, this one is definitely worth a closer look.

The heart of the home is without a doubt the stylish kitchen- a real showstopper. With sleek grey gloss units, solid acrylic worktops, and fully integrated appliances (including a floor-to-ceiling fridge and separate floor-to-ceiling freezer), it's a dream space for cooking and entertaining. There's even a built-in bar area ideal for hosting parties. A large box bay window at the front frames those stunning views and fills the room with natural light.

Just off the kitchen is the lounge, another beautifully finished space with glossy porcelain tiled flooring and a second box bay window to really take in the outlook.

All three bedrooms are sized doubles, offering flexible living depending on your needs. One bedroom features French doors opening straight onto the rear garden, so whether you use it as a master suite or an extra sitting room/dining room it's a lovely space. The bathroom is modern and fully tiled with rainfall shower.



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## Hallway

Double radiator. Feature mirror. Door to:

## Kitchen/Breakfast Room

19'2" x 11'1" (5.84m x 3.38m)

A kitchen with a real "wow" factor. Fitted with a matching range of grey gloss cabinetry with white acrylic worktops and splash backs. Twin bowl acrylic double inset sink with mixer tap with spray head attachment plus additional filtered water/Boiling water tap. Integrated floor to ceiling fridge. Integrated floor to ceiling freezer. Neff double oven and microwave. Integrated washing machine. Integrated slimline dishwasher. Bar area with undercounter wine cooler fridge and designer wine glass design vertical radiator. Box bay window to front elevation. Vertical designer radiator. Porcelain and ceramic tiled flooring. Spotlights to ceiling. Open plan archway leading to:

## Lounge

14'5" x 9'11" (4.39m x 3.02m)

Box bay window to front elevation. Ceramic floor tiles. Spotlights to ceiling. Designer radiator.

## Master Bedroom

8'3" x 12'0" (2.51m x 3.66m)

Window to rear elevation. Double radiator. Ceiling light.

## Bedroom Two

8'4" x 9'0" (2.54m x 2.74m)

Window to side elevation. Double radiator. Ceiling light.

## Bedroom Three

11'11" x 8'11" (3.63m x 2.72m)

This is a well proportioned room with double doors leading out to the rear patio. Ideal as a master bedroom, or perhaps if you only need two bedrooms you could use this as an additional sitting room or formal dining room?

## Bathroom

6'2" x 7'9" (1.88m x 2.36m)

Three piece suite comprising of bath with side mounted mixer taps, rainfall shower with separate hand held shower head attachment, and glass shower screen. Fully tiled walls and floor. Spotlights to ceiling. Window to side elevation. Heated towel rail, extractor fan.

## Garage

Up and over door. Fitted with light and power.

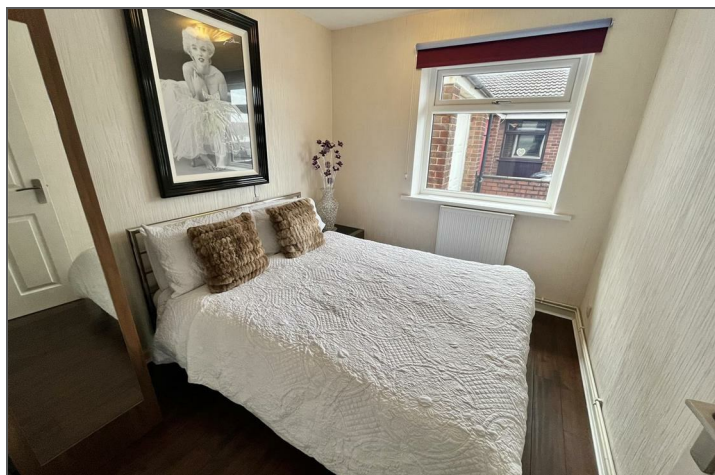
## Externally

Outside, the property features a neat lawned front garden and a block paved driveway with space for multiple vehicles, leading to the detached garage. To the rear, the tiered garden features a generous patio area, perfect for outdoor dining and entertaining, with steps leading up to a second level laid with low maintenance artificial turf. A further upper tier is currently filled with mature bushes, trees, and shrubbery, but offers great potential to be landscaped or cleared to create even more usable garden space.

## Additional Information

Tenure: Freehold

EPC Rating: TBC  
Council Tax Band: D





## 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	

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