



Salisbury Drive
Dukinfield, SK16 5DL
Offers over £270,000

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Home Estate Agents are pleased to offer for sale this THREE bedroom detached bungalow. ** NO VENDOR CHAIN **. The property is in need of some cosmetic updating but offers lots of potential for a buyer looking to put their own stamp on a property and offers gas central heating throughout. Located in a sought after residential area of Dukinfield, close to Dukinfield Golf Club, local schools, amenities and transport links. Priced to reflect the modernisation required ** Viewing highly recommended **.

In brief the accommodation comprises: Entrance hallway, lounge open plan to dining area, kitchen, three bedrooms and bathroom. Lawned garden with shrub borders to front. Paved driveway leading to double gates and detached garage. Enclosed larger than average tiered garden to rear with paved patio and lawned areas surrounded by mature shrubs and fruit trees which opens out to Gorse Hall Country Park.

GROUND FLOOR

Hallway

Entrance door to side, access to loft, radiator, door to:

Lounge 15'0" x 10'1" (4.57m x 3.07m)

Double glazed bow window to front, feature fireplace, radiator, open to:

Dining Area 9'1" x 8'5" (2.77m x 2.56m)

Double glazed bow window to front, radiator, door to:

Kitchen 10'2" x 10'7" (3.09m x 3.23m)

Double glazed window to side, fitted with a range of wall and base units with work surface over, inset sink and drainer with mixer tap, built in double oven and hob, space for fridge/freezer, dishwasher and washing machine, radiator, door to rear garden, door to hallway.

Bedroom 1 12'0" x 8'9" (3.66m x 2.67m)

Double glazed window to rear, built in wardrobes, radiator.

Bedroom 2 8'2" x 12'3" (2.50m x 3.74m)

Radiator, built in wardrobes, sliding patio doors to rear garden.

Bedroom 3 8'1" x 9'3" (2.47m x 2.81m)

Double glazed window to side, built in wardrobes, radiator.

Bathroom

Double glazed window to side, fitted with a three piece suite comprising panelled

bath with shower over, pedestal wash hand basin and low level WC, tiled walls, radiator.

OUTSIDE

Lawned garden with shrub borders to front. Paved driveway leading to double gates and detached garage. Larger than average enclosed and private tiered garden to rear with paved patio and lawned areas surrounded by mature shrubs and fruit trees which opens out to Gorse Hall Country Park. This garden is of ample size for the possibility of extending the property (subject to planning permission).

Garage

Up and over door to front.

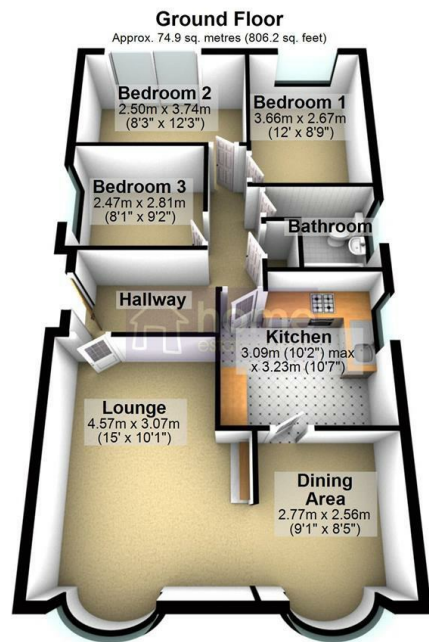
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DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.





Total area: approx. 74.9 sq. metres (806.2 sq. feet)

