



Salisbury Drive
Dukinfield, SK16 5DF
Offers over £265,000

Salisbury Drive, Dukinfield, SK16 5DF

Presenting a delightful two-bedroom detached bungalow located in the sought-after area of Dukinfield, benefiting from NO VENDOR CHAIN. Situated close to Dukinfield Golf Club, convenient amenities, and excellent transport links, this property offers immense potential. The interior features a spacious lounge/diner, providing a versatile living space for relaxation and entertaining. Adjacent is the kitchen, awaiting customization to suit your preferences and lifestyle needs. Accommodation comprises two bedrooms, with the second bedroom offering patio doors leading out to the rear garden, allowing for a seamless indoor-outdoor living experience. A well-appointed shower room completes the accommodation layout.

Externally, the property boasts a front lawn enhancing its curb appeal, complemented by a driveway leading to the garage, ensuring convenient off-road parking. The enclosed rear garden features a paved patio area and a lawn, providing a serene outdoor retreat.

With its prime location and potential for enhancement, this bungalow presents an exciting opportunity for buyers looking to create their dream home in a desirable neighborhood. Viewing is highly recommended to appreciate the full scope of this property's potential.

GROUND FLOOR

Porch

Sliding patio door, door leading to:

Hallway

Double glazed window to side, doors to two storage cupboards, doors leading to:

Lounge/Diner 16'4" x 21'0" (4.98m x 6.40m)

Double glazed window to front, two radiators, door leading to:

Kitchen 10'0" x 8'11" (3.04m x 2.72m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine, space for fridge/freezer, space for cooker, double glazed window to side, door leading out to side.

Bedroom 1 12'0" x 10'9" (3.67m x 3.28m)

Double glazed window to rear, radiator.

Bedroom 2 12'0" x 10'0" (3.67m x 3.05m)

Radiator, double glazed sliding patio door leading out to rear garden.

Shower Room 6'3" x 5'7" (1.91m x 1.69m)

Three piece suite comprising shower enclosure, wash hand basin and low-level WC, double glazed window to side.

OUTSIDE

Garage 17'3" x 9'11" (5.25m x 3.01m)

up and over door, window to rear, door leading out to rear.

DISCLAIMER

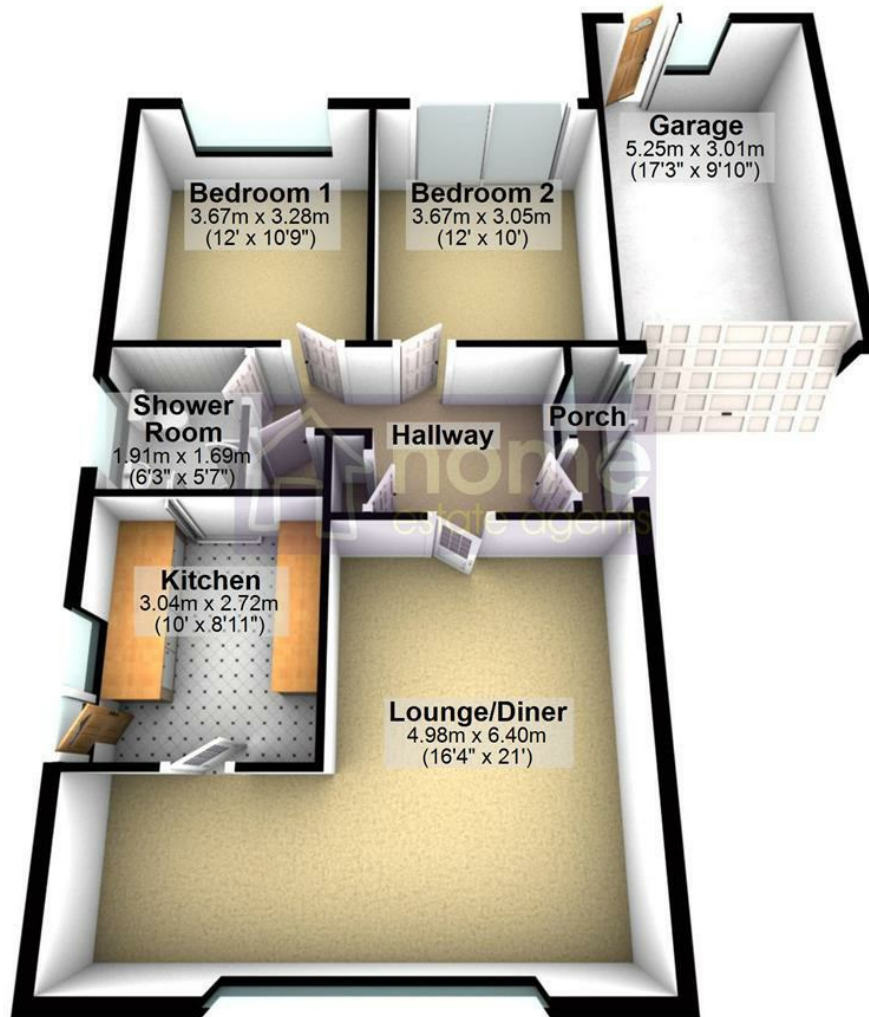
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary 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.

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Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC 