



Salisbury Drive, Dukinfield, SK16 5DL

Offers in the region of £325,000

Nestled on Salisbury Drive in the charming town of Dukinfield, this delightful semi-detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The home boasts a newly fitted bathroom and an integrated kitchen, ensuring that you have all the modern conveniences at your fingertips. The kitchen is designed for both functionality and style, making it a joy to prepare meals. Additionally, the attic has been fully insulated and equipped with lights & pull down ladder providing an excellent opportunity for extra storage or even a creative workspace.

One of the standout features of this property is the new roof and gutters, offering peace of mind and reducing future maintenance concerns. The Valliant boiler, only 12 years old, adds to the efficiency and reliability of the home, ensuring warmth and comfort throughout the colder months.

Outside, there is ample parking for two vehicles, a valuable asset in today's busy world. The property also boasts amazing panoramic views, allowing you to enjoy the beauty of the surrounding landscape from the comfort of your own home.

In summary, this semi-detached house on Salisbury Drive is a wonderful opportunity for anyone looking to settle in Dukinfield. With its modern amenities, spacious layout, and stunning views, it is a property that truly deserves your attention.



GROUND FLOOR

Porch

3'6" x 5'8" (1.06m x 1.73m)

Main Entrance porch to front door

Hall

14'2" x 5'8" (4.32m x 1.73m)

Entrance to the property. Stairs leading up and under stair storage. door leading into Living room / diner and door leading into Kitchen

Living room/Dining area

24'4" x 11'3" (7.41m x 3.44m)

Double glazed window front & back

Kitchen

9'10" x 9'1" (2.99m x 2.76m)

Beautiful kitchen with base & top units. Integrated fridge / freezer and washing machine. sink base / taps. Door leading into garden

FIRST FLOOR

Landing

8'7" x 6'6" (2.61m x 1.97m)

Open landing with side double glazed window. doors leading into bathroom bedroom 1, 2 and 3

Bathroom

5'5" x 6'6" (1.66m x 1.97m)

Fully modernised 3 piece with shower , sink basin & toilet.

Bedroom 1

12'8" x 10'0" (3.85m x 3.04m)

Double glazed window to front. Fully fitted wardrobes

Bedroom 2

11'4" x 10'6" (3.46m x 3.20m)

Double glazed window to the back. Fully fitted wardrobes

Bedroom 3

9'8" x 7'0" (2.94m x 2.13m)

Double glazed window to the front

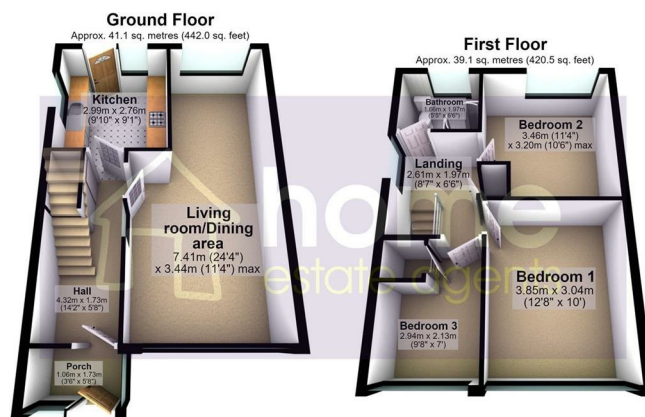
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self of all measurements prior to purchase.

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Total area: approx. 80.1 sq. metres (862.5 sq. feet)

