



- THREE / FOUR BEDROOMED
- NO VENDOR CHAIN
- FOURTH BEDROOM/ OFFICE ROOM
- CONSERVATORY
- COUNCIL TAX C & EPC C
- DRIVEWAY
- uPVC DG & GCH

- SEMI DETACHED
- SPACIOUS LOUNGE
- UTILITY ROOM
- POPULAR LOCATION
- LEASEHOLD 961 YEARS REMAIN
- FRONT & REAR GARDENS
- INTERNAL VIEWING STRONGLY ADVISED



**** FAMILY BUYERS DO NOT MISS OUT ** THREE / FOUR BEDROOMED SEMI DETACHED ** NO VENDOR CHAIN ** HIGHLY REGARDED RESIDENTIAL LOCATION ** CONSERVATORY ** DOWNSTAIRS WC **** Saltsman & Co Estate Agents are proud to present this exceptional three/four bedroom semi detached residence, offered to the market in immaculate condition and with no vendor chain. Situated within a highly desirable, family oriented development, this beautifully maintained home delivers an impressive blend of style, comfort, and practicality, perfect for the discerning buyer seeking a property ready to move straight into.

Thoughtfully cared for by its current owner, the home enjoys a prime position with effortless access to a wide range of local amenities, excellent transport connections, and well regarded primary and secondary schools. The ground floor welcomes you with a bright entrance hall leading to a convenient downstairs WC, a spacious and elegantly presented lounge, and a versatile fourth bedroom home office ideal for modern living. The contemporary dining kitchen offers an ideal space for family meals and entertaining, complemented by a separate utility room and a charming conservatory that opens onto the rear garden. To the first floor, three well proportioned bedrooms and a stylish family bathroom provide comfortable accommodation for the whole household. Externally, the property features a smart, low maintenance front garden with lawned area and a driveway offering off road parking. The rear garden is a delightful, enclosed space with a lawn and patio perfect for outdoor dining, children's play, or simply relaxing in a private setting. With uPVC double glazing and gas central heating throughout, this home combines modern convenience with a warm, welcoming feel. Internal viewing is highly recommended to fully appreciate the quality, space, and superb location on offer.

ENTRANCE HALL

Double glazed front entrance door opening into welcoming hallway. uPVC double glazed window to the side elevation. Laminate flooring, light, and power points. Door providing access to lounge and door providing access to wc.

WC 6'98 x 2'63

uPVC double glazed window. Low level wc and hand wash unit. Tiled to splash back area and tiled to floor. Light point.

LOUNGE 15'66 max point x 14'59 max point

Two uPVC double glazed windows to the front elevation with radiator beneath. Feature fire with attractive surround and hearth. Laminate flooring, light, and power points. Stairs providing access to all first floor accommodation. Door providing access to bedroom four / office and door providing access to kitchen diner.

BEDROOM FOUR / OFFICE 12'31 x 7'93

Two uPVC double glazed windows to the front elevation with radiator beneath. Electric meter, light, and power points.

KITCHEN DINER 14'58 x 8'36

Window to conservatory with double stainless steel sink and drainer beneath. Fitted with a range of wall and base units, with a complementary work surface over, and an inset gas hob with oven/grill beneath. Space for free standing fridge freezer and plumbing for dishwasher. Tiled to splash back areas and tiled to floor. Useful understairs storage cupboard. Radiator, light, and power points. uPVC double glazed patio door providing access to conservatory and door providing access to utility.

UTILITY 8'53 x 8'16

uPVC double glazed patio doors providing access to the rear garden. Wall mounted boiler, plumbing for washing machine. Useful storage area. Light and power points.

CONSERVATORY 10'33 x 9'49

uPVC double glazed and brick built construction with uPVC double glazed patio doors providing access to the rear garden. Radiator, tiled floor, and ceiling light with fan.

LANDING

uPVC double glazed window to the side elevation. Access to bedrooms and family bathroom.

BEDROOM ONE 14'03 x 8'51

Two uPVC double glazed windows to the front elevation with radiator beneath. Fitted wardrobes provide useful hanging and storage space. Light and power points.

BEDROOM TWO 10'06 x 8'49 max point

Two uPVC double glazed windows to the rear elevation with radiator beneath. Light and power points.

BEDROOM THREE 10'32 max point into doorway x 5'82

uPVC double glazed window to the rear elevation with radiator beneath. Useful storage cupboard.

BATHROOM 6'74 x 5'79

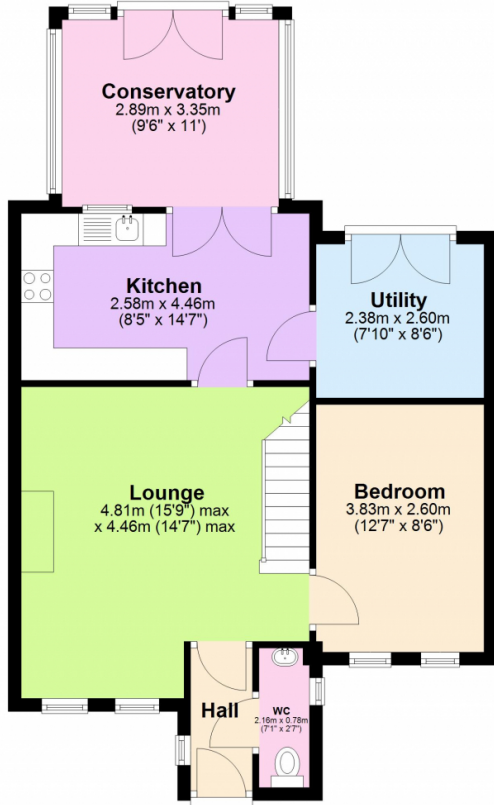
uPVC double glazed window to the rear elevation. Panel bath with mixer tap shower, low level wc and pedestal hand wash. Part tiled to walls and tiled to floor. Radiator and light point.

OUTSIDE

To the front of the property is a low maintenance garden with area laid to lawn with driveway providing off road parking. To the rear of the property is an enclosed family garden with area laid to lawn and patio area.

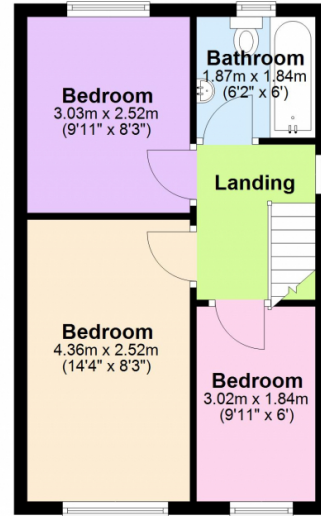
Ground Floor

Approx. 62.9 sq. metres (677.5 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.2 sq. feet)



Whilst all care has been taken to measure the rooms accurately, they should be used 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.
Plan produced using PlanUp.



Energy performance certificate (EPC)

24 Benedict Drive
DUKINFIELD
SK16 5BF

Energy rating

C

Valid until: 4 May 2036

Certificate number: 8418-8186-5002-0505-1606

Property type Semi-detached house

Total floor area 77 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Good
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 270 mm loft insulation	Very good
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Excellent lighting efficiency	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Suspended, insulated (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 167 kilowatt hours per square metre (kWh/m²).

Smart meters

This property had **smart meters for gas and electricity** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out about using your smart meter \(https://www.smartenergygb.org/using-your-smart-meter\)](https://www.smartenergygb.org/using-your-smart-meter)

How this affects your energy bills

An average household would need to spend **£1,006 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £51 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 6,501 kWh per year for heating
 - 2,270 kWh per year for hot water
-

Impact on the environment

This property's environmental impact rating is C. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 2.3 tonnes of CO₂

This property's potential production 2.0 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£5,000 - £10,000	£51
2. Solar photovoltaic panels	£8,000 - £10,000	£247

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
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Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Michael Akers
Telephone	07884024731
Email	info@hfl.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID207956
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	4 May 2026
Date of certificate	5 May 2026
Type of assessment	RdSAP
