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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

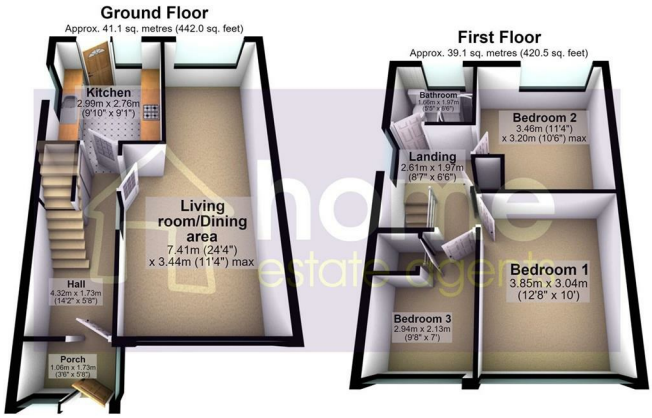
Bedroom 2
11'4" x 10'6" (3.46m x 3.20m)
Double glazed window to the back. Fully fitted wardrobes

Bedroom 3
9'8" x 7'0" (2.94m x 2.13m)
Double glazed window to the front

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







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