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## Salisbury Drive, Dukinfield, SK16 5DF

This well proportioned three-bedroom semi-detached family property occupies a superb position with stunning long range views to its rear aspect and has a substantial rear garden plot. Having a great deal of potential for extending (STP), the property is offered for sale with No Forward Vendor Chain and has been well maintained by the present owners and we would highly recommend interested parties view at their earliest convenience.

**Offers Over £260,000**

# Salisbury Drive, Dukinfield, SK16 5DF

- Well Maintained Three-Bedroom Semi-Detached
- uPVC Double-Glazing And Gas-Fired Central Heating
- No Onward Chain
- Internal Inspection Highly Recommended

- Stunning Long Range Views To The Rear
- Popular And Convenient Residential Location
- Close To Dukinfield Golf Club

- Substantial Rear Garden Plot
- Close To Several Local Junior And High Schools
- Significant Potential To Extend (STP)

## The Accommodation Briefly

### Comprises:

Entrance porch, entrance hallway, lounge with feature inset fireplace, dining kitchen with patio doors onto the rear garden. To the first floor there are three bedrooms (bedroom 1 with built in wardrobes), bathroom/WC with white suite.

Externally, there is a lawned front garden with border plants and shrubs. There is a driveway to the side of the property which provides ample off-road parking. The rear garden plot is one of the largest in the area with a flagged sun terrace and an extensive lawned and cultivated garden area beyond.

Situated in one of the areas most popular locations. Stalybridge, Ashton and Hyde town centres are all readily accessible. There are good commuter links and good accessibility to several countryside walks. Also within the vicinity are several local junior and high schools making the property ideally suited to a growing family.

## The Accommodation In Detail

### Comprises:

#### GROUND FLOOR

##### Entrance Porch

5'3 x 5'0 (1.60m x 1.52m)

uPVC double-glazed front door and windows.

#### Entrance Hallway

Understairs storage cupboard, central heating radiator.

##### Lounge

14'0 x 11'5 (4.27m x 3.48m)

Feature inset living flame coal effect gas fire, uPVC double-glazed window, central heating radiator.

##### Dining Kitchen

17'11 x 7'11 (5.46m x 2.41m)

Single drainer stainless steel sink unit, a range of wall and floor mounted units, plumbing for automatic washing machine, part tiled, tiled floor, uPVC double-glazed window, uPVC double-glazed patio doors, central heating radiator.

#### FIRST FLOOR

##### Landing

Loft access, uPVC double-glazed window.

##### Bedroom 1

11'9 x 9'11 (3.58m x 3.02m)

Built in wardrobes, uPVC double-glazed window, central heating radiator.

##### Bedroom 2

10'6 x 9'11 (3.20m x 3.02m)

uPVC double-glazed window, central heating radiator.

#### Bedroom 3

8'8 reducing to 6'8 x 8'3 reducing to 4'10 includi (2.64m reducing to 2.03m x 2.51m reducing to 1.47m )

uPVC double-glazed window, central heating radiator.

#### Bathroom/WC

White suite having panelled bath with shower over plus mixer shower tap attachment, pedestal wash hand basin, low-level WC, built in storage cupboard, part tiled, uPVC double-glazed window, central heating radiator.

#### EXTERNAL

The front garden is laid to lawn,

The driveway to the side of the property provides ample off-road parking.

To the rear there is a flagged sun terrace with huge garden area with lawned sections and a variety of mature border plants and shrubs.

#### TENURE

Tenure is Freehold - Solicitors to confirm.

#### COUNCIL TAX

Council Tax Band "C".

#### VIEWINGS

Strictly by appointment with the Agents.

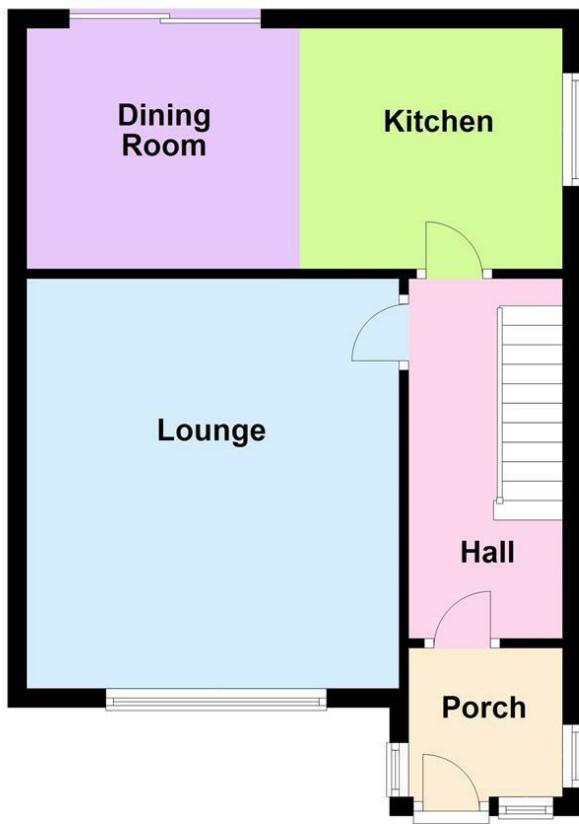


#### Directions

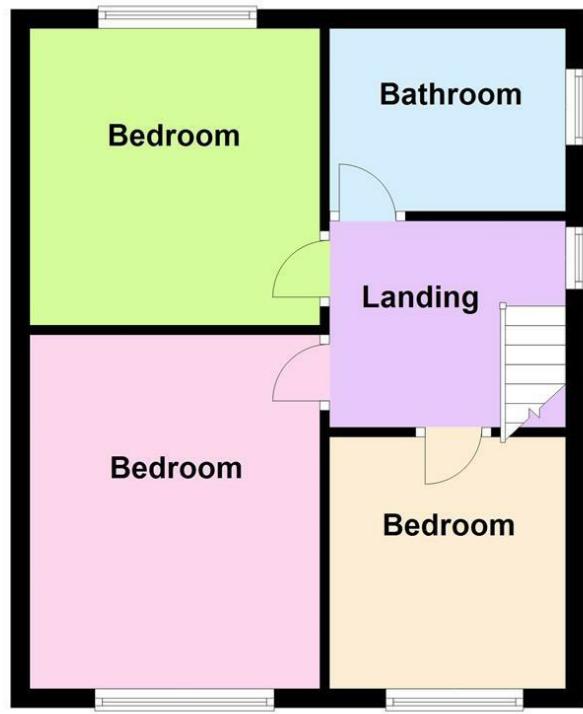


# Floor Plan

**Ground Floor**



**First Floor**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	
Council	Household
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
84	
62	

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Council	Household
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

England & Wales