



51 Salisbury Drive, Dukinfield, SK16 5DL

£320,000

Set on Salisbury Drive in Dukinfield, this well presented three bedroom semi detached home is sure to catch the eye of young families and couples looking for a property they can move straight into. With far reaching views to the rear, beautifully maintained gardens and a generous South West facing rear garden, there is plenty to like about this one.

As you arrive, a neat front garden and block paved driveway provide a welcoming first impression. Step through the front door into the entrance hallway, with stairs rising to the first floor and access into the main living space.

The lounge/diner stretches the full length of the property and is a particularly good sized room. A bow window to the front and further window to the rear allow plenty of natural light into the space, whilst the layout provides plenty of room for both comfortable seating and a dining area.

Upstairs, there are two good sized double bedrooms and a single bedroom, all of which benefit from fitted wardrobes. The accommodation is completed by a modern bathroom finished in a contemporary style.

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For those who enjoy getting outdoors, Gorse Hall and its surrounding woodland walks are just moments away, while Dukinfield Golf Club is also within easy walking distance. Everyday amenities are close at hand too, including local shops and supermarkets, with excellent transport links providing easy access into both Stalybridge and Dukinfield town centres.

Hallway

14'1" x 5'9" (4.29m x 1.75m)

Stairs rising to 1st floor. Access to understairs storage cupboard. Karndean flooring. Door to kitchen. Door to:

Lounge/Dining Room

24'8" x 11'4" (7.52m x 3.45m)

Bow window to front elevation. Window to rear elevation. Two double radiators. Two ceiling lights. Fitted carpets. Feature fireplace with inset living flame effect electric fire.

Kitchen

9'11" x 8'8" (3.02m x 2.64m)

Fitted with matching range of base and eye level units with coordinating worktops over. Built-in double Neff oven with four ring gas hob and extractor over. 1 1/2 bowl stainless steel sink with mixer tap and drainer. Plumbed for automatic washing machine. Integrated under counter fridge. Integrated under counter freezer. Wall mounted Worcester Combi boiler. Window to side elevation. Part glazed stable door to rear elevation providing access out to rear garden. Ceiling light.

Stairs and Landing

8'6" x 6'7" (2.58m x 2.00m)

Window to side elevation. Loft hatch providing access to loft space via drop-down ladder, (loft is partially boarded for storage) Doors providing access to all first floor rooms. Ceiling light. Access to airing cupboard.

Bedroom One

13'0" x 9'6" (3.96m x 2.90m)

Window to front elevation. Fitted carpet. Fitted wardrobes. Ceiling light. Radiator.

Bedroom Two

11'3" x 10'6" (3.43m x 3.20m)

Fitted carpet. Fitted wardrobes. Ceiling light. Double radiator. Window to rear elevation with far reaching views over Manchester skyline and beyond.

Bedroom Three

10'0" x 7'0" (3.05m x 2.13m)

Fitted carpet. Fitted wardrobes. Double radiator. Ceiling light. Window to front elevation.

Bathroom

5'7" x 6'7" (1.69m x 2.01m)

Fitted with white three-piece suite comprising of panelled bath with folding glass shower screen and electric shower over, hidden cistern WC, and vanity unit with inset wash hand basin. Downlights to ceiling. Fully tiled walls. Chrome heated towel rail. Window to rear elevation.

Outside and Gardens

To the front, the property has a neat low walled

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garden, laid mainly to lawn with well established planted borders. A generous block paved driveway provides ample off road parking and continues down the side of the property, leading through to the detached garage.

The rear garden is a particularly good size, with a paved patio area immediately adjoining the property and steps leading down to a large lawn. Stepping stone paving runs across the lawn to a further patio area, creating a lovely outdoor space with plenty of room for seating, entertaining and enjoying the garden.

The garage is positioned to the rear of the property and is fitted with an up and over door to the front.

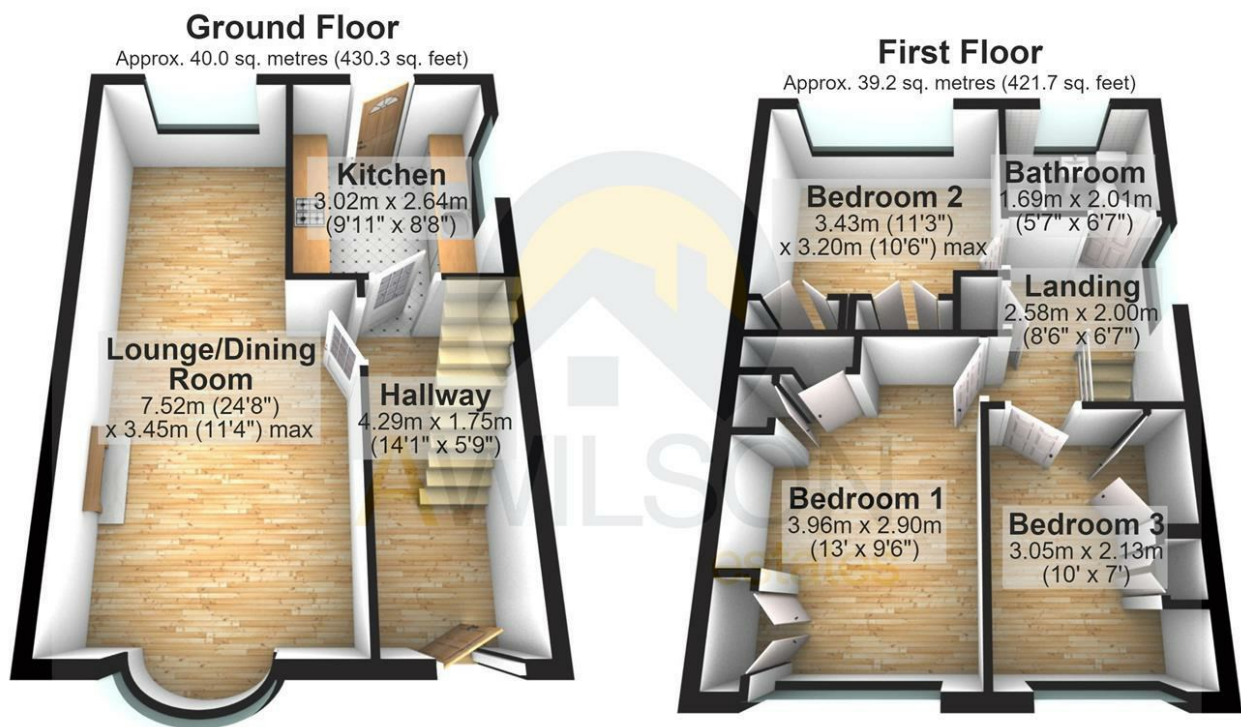
Additional Information

Tenure: Leasehold

EPC Rating: TBC

Council Tax Band: C





Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
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					
England & Wales			EU Directive 2002/91/EC		
			Very environmentally friendly - lower CO₂ 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 CO₂ emissions		
England & Wales			EU Directive 2002/91/EC		

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