



**66 Dudley Street, Salford  
M7 4SH**

**£239,950**

Hyde Estates are pleased to present this two bedroom link detached house for sale. Having been recently refurbished throughout, the property features a contemporary kitchen and modern bathroom and a new gas heating system installed (December 2025). Benefits from gardens to the front and rear plus off street parking and a garage! Offered with no onward chain.

This ideal first time buy is conveniently located close to Manchester City Centre and has excellent public transport links for commuters or those wanting to enjoy the many amenities this area has to offer.



## Accommodation

Comprising; entrance hall with stairs to the first floor and laminate flooring. The laminate flooring continues into the front facing lounge which has ample space for lounge furniture and includes a feature fireplace, fully opening to the kitchen diner which benefits a contemporary style range of soft close wall and base units, contrasting worktops and tiled splashbacks. Inset stainless steel sink unit with mixer tap. Integrated electric oven, four ring gas hob and extractor hood with space for a washing machine, freestanding fridge freezer and family sized dining suite. Tiled flooring and rear door to garden.

From the first floor landing is an airing cupboard and two bedrooms both with fitted wardrobes. The main bedroom is a spacious double room with two windows, whilst the rear facing second room can comfortably accommodate a single bed.

Comprising a new three piece white suite of wc, washbasin and bath with overhead electric shower the modern bathroom is fully tiled and has a frosted window and suspended ceiling.

## Room Measurements

Lounge: 13'3" x 10'2"

Kitchen diner: 13'1" x 9'3"

Bedroom 1: 13'6" x 9'4" at extremes

Bedroom 2: 9'4" x 6'9" plus fitted wardrobes

Garage: 19'7" x 8'5"

## Gardens

To the front of the property is an astroturfed garden with fenced borders and a driveway ensuring off street parking for one vehicle. To the rear is a well proportioned garden with lawn area and paved patios ideal for outside dining in the summer months.

## Garage

Attached garage with up and over front door and access door to the rear. Ideal for storage.

## Additional Information

Benefits a new gas combi boiler and heating system installed in December 2025 and uPVC double glazed windows. The property has been refurbished throughout including redecoration and new floor coverings. Fully alarmed.

## Tenure

We understand from the Vendor that the property is Leasehold subject to a 909 year lease which commenced in 1987.

## Council Tax

Salford City Council, Band A.

## Fixtures & Fittings

Carpets, curtains, and light fittings available by negotiation. We have not tested any appliances or electrical items.

## Viewings

All viewings to be arranged via Hyde Estates and Letting Agents 0161 773 4583.

## Disclaimer

The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements.



Energy Efficiency Rating		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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
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			
England & Wales	EU Directive 2002/91/EC		

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