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66 RUDGWICK DRIVE  
Bury, BL8 1YE  
£374,950



# 66 RUDGWICK DRIVE

## Property at a glance

- MODERN DETACHED PROPERTY
- CORNER PLOT WITH GARDENS TO 3 SIDES
- SOUGHT AFTER RESIDENTIAL LOCATION
- FOUR BEDROOMS
- OPENPLAN LOUNGE THROUGH DINING ROOM
- GOOD SIZED CONSERVATORY
- KITCHEN WITH QUARTZ COUNTER TOPS
- FABULOUS GARDENS & NO ONWARD CHAIN

A beautifully cared for and spotlessly presented modern detached property, in a very well regarded residential location in Brandlesholme, Bury. The property is within walking distance of two highly regarded primary schools and only approximately 1.5 miles from Bury town centre, but perhaps best of all there is excellent access to country walks, the Burrs Country Park and Kirklees Valley Nature Trail. The property has been extended from its original layout and positioned on a corner plot, provides further potential to extend if required (& subject to approvals). Offered for sale with no onward chain, the accommodation briefly comprises: entrance porch with guest cloakroom off, open plan lounge through dining room, good sized conservatory, fabulously appointed kitchen with quartz counter tops, utility room, office/snug (formerly the garage), first floor landing, four bedrooms and three piece shower room. To the outside there are garden areas to the front, side and rear. The gardens are substantially stocked and beautifully tended. There is parking to the front on a double driveway.

Tenure - Freehold  
EPC Rating - C  
Council Tax Banding D







GROUND FLOOR  
791 sq.ft. (73.5 sq.m.) approx.

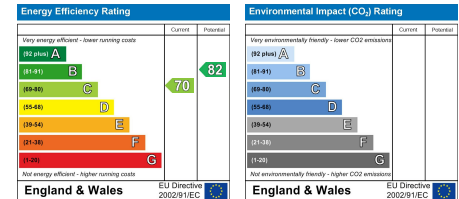


1ST FLOOR  
469 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 1260 sq.ft. (117.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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