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9 BRIDGEMERE CLOSE  
Manchester, M26 4FS  
Offers Over £300,000

# 9 BRIDGEMERE CLOSE

## Property at a glance

- neatly presented and well maintained detached family home
- four bedrooms (master with en-suite shower room)
- small select cul-sac located on the popular Riding Gate estate
- PVC double glazing & GCH system
- feature through lounge
- PVC double glazed conservatory
- modern fitted kitchen with integrated appliances with access to the utility room
- modern family bathroom
- driveway providing ample off road parking for two cars leading to the attached single garage
- mature lawned gardens to the front and rear with the added benefit of not being directly overlooked at the rear. Viewing a must!!!

Located in a small select cul-de-sac on the ever popular Riding Gate estate is this neatly presented and well maintained four bedroom detached family home conveniently placed for easy access to all local amenities including nearby schools, shops and transport networks providing easy access to and from Manchester City centre and surrounding areas. Early viewing is highly recommended to avoid any disappointment and further features include: PVC double glazing, gas central heating system, guest WC, spacious through lounge leading to the PVC double glazed conservatory with open views overlooking the mature private rear garden, modern fitted kitchen with integrated appliances, utility room, access to the integral single garage, four bedrooms (master with en-suite shower room) and a modern stylish family bathroom. Outside - driveway providing ample off road parking for two cars leading to the attached single garage and mature lawned gardens to the front and rear with the added benefit of not being directly overlooked at the rear. The accommodation briefly comprises: reception hallway, WC, through lounge, conservatory, kitchen, utility room, integral single garage, first floor, four bedrooms (master with en-suite shower room) and family bathroom. Outside - driveway providing ample off road parking for two cars leading to the attached single garage and mature lawned gardens to the front and rear with the added benefit of not being directly overlooked at the rear.

### Additional Information:

Tenure - Leasehold

Term of the lease - 999 years from 01/01/1984

Ground Rent Payable - £160 annually. (Payable £80 twice a year once in June and the second payment in December)

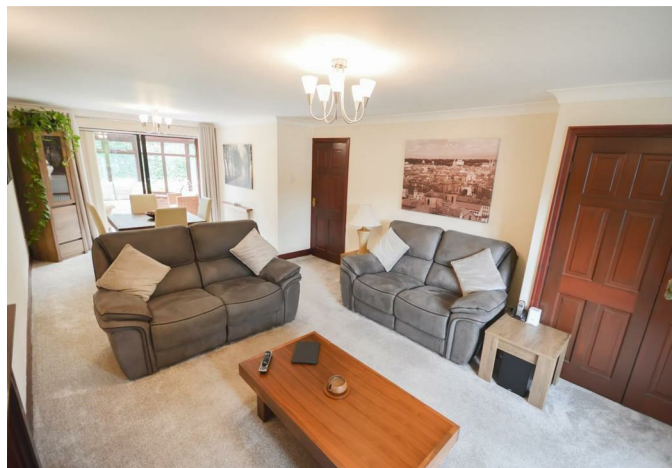
Start date of the lease? 01/01/1984

Term of the lease? 999 years

Years of lease remaining? 960

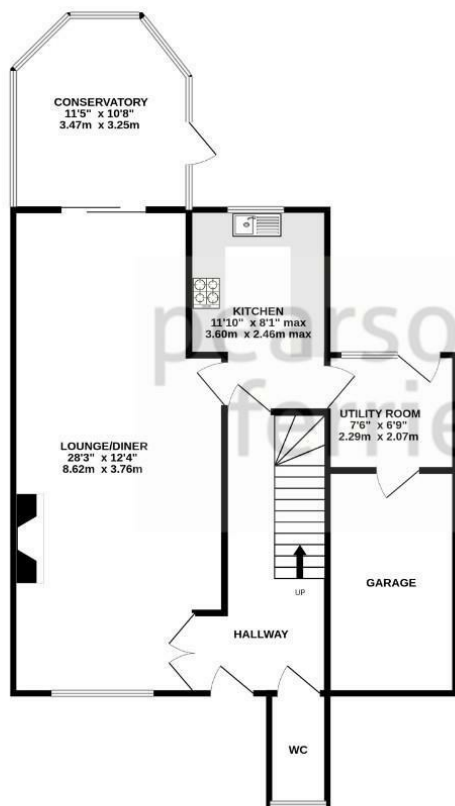
Council Tax band D payable to Bury MBC. Council Tax rates amount for 2023/2024 = £2179.56

EPC Rating: E





GROUND FLOOR  
787 sq.ft. (73.1 sq.m.) approx.



1ST FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA: 1306 sq.ft. (121.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
102 plus	A			102 plus	A		
81-91	B			81-91	B		
69-80	C			69-80	C		
55-68	D			55-68	D		
39-54	E			39-54	E		
21-38	F			21-38	F		
1-20	G			1-20	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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