



1 Buckingham Drive
Bury, Lancashire, BL8 2DH

Rostons  **VILLAGE & COUNTRY HOMES**
01829 773000 | www.rostons.co.uk

1 Buckingham Drive

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Guide Price - £350,000

The property offers a rare opportunity to purchase a spacious bungalow plus a two storey annex offering the potential for rental income or accommodation ideal for a dependent relative or teenage complex.

The main accommodation comprises, entrance hall, lounge, sitting/dining room, breakfast kitchen, utility, WC, principle bedroom and dressing room, two further bedrooms, bathroom and separate WC.

The annex offers flexible living accommodation including, a sitting room, kitchen/diner and shower room. To the first floor there is a bedroom plus dressing room and en suite bathroom/W.C. Externally, there is a lawned garden, mature shrubbery, driveway parking and garage. To the rear there is a large patio garden and an additional woodland area located beyond a former railway cutting.

LOCATION

Buckingham Drive is a popular residential location just off Bolton Road and located within easy access to a selection of shops and amenities. The property is also well placed for major transport links to all major commercial areas of the North West including Manchester and Liverpool. Furthermore, the local Metrolink provides access to Manchester Piccadilly which in turn affords a direct train service to London Euston.

On the educational front there are many highly regarded primary schools within easy reach of Buckingham Drive along with Bury Grammar school and the all-through independent Bolton School which both have excellent reputations.

On the recreational front, there is miles of open, green space from green flag parks to beautiful open countryside and moorland. There is a mountain bike trail in Philips park or a hike across Holcombe hill. For some retail therapy, visit the rock or mill gate shopping centre plus, Bury Market, which is understood to be one of the largest and most successful markets of its kind in the country.





Kitchen



Entrance Hall



Dining/Sitting Room



Lounge

ACCOMMODATION
ENTRANCE PORCH

Recess porch with double doors leading through to the entrance hall.

ENTRANCE HALL

Radiator, cloaks cupboard, door to inner hall.

LOUNGE

Large formal lounge with almost full height windows to rear and door access to outside. Two radiators.

DINING/SITTING ROOM

Another good size reception room utilised as a dining area and sitting room with, French doors and windows to front and rear, two radiators and door to kitchen.

KITCHEN

Wall, base and drawer units, electric oven, electric hob, extractor, radiator, window and doors to rear, utility and bedroom.



Bedroom

UTILITY

Base level unit, single drainer sink unit, plumbing point for a washing machine, gas central heating boiler and window to side.

WC

WC and wash hand basin, window to side and a connecting door through to the principal bedroom and dressing room.

BEDROOM

Window to front, radiator.

DRESSING ROOM

Situated off the principal bedroom having a window to front.

INNER HALL

Leading to two further bedrooms, bathroom and WC.

BEDROOM 2

Window to front, radiator.

BEDROOM 3

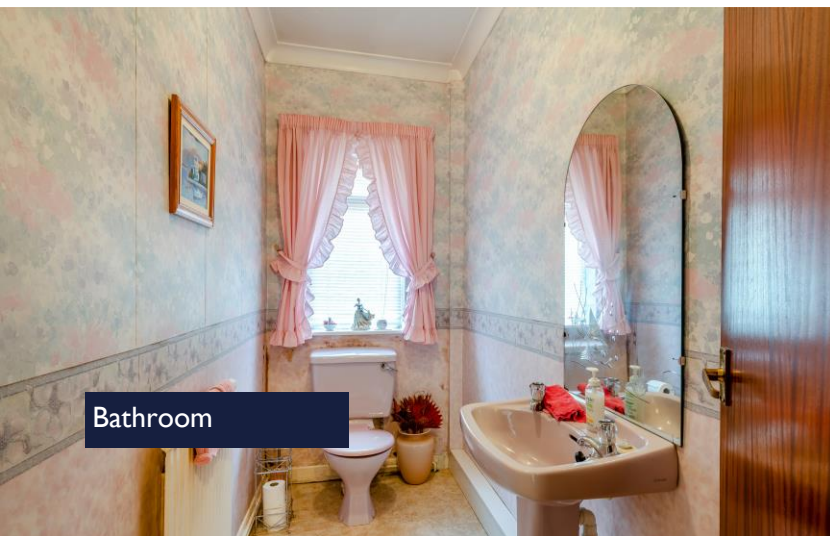
Window to side, radiator.

BATHROOM

Shower cubicle with a Triton electric shower unit, panel bath, wash hand basin, tiled walls, radiator, window to side.

SEPARATE WC

WC and wash hand basin, radiator, window to side.



Bathroom



Bedroom

ANNEX

ENTRANCE PORCH

Through to the kitchen/dining room.

KITCHEN/DINING ROOM

Wall, base and drawer units, electric point for a cooker, radiator, stairs to the first floor, sliding patio door to rear.

GROUND FLOOR SHOWER ROOM

Shower base tray, Triton electric shower, WC and wash hand basin, tiled walls, window to side.

SITTING ROOM

Sliding patio door to side, radiator.

FIRST FLOOR BEDROOM AREA

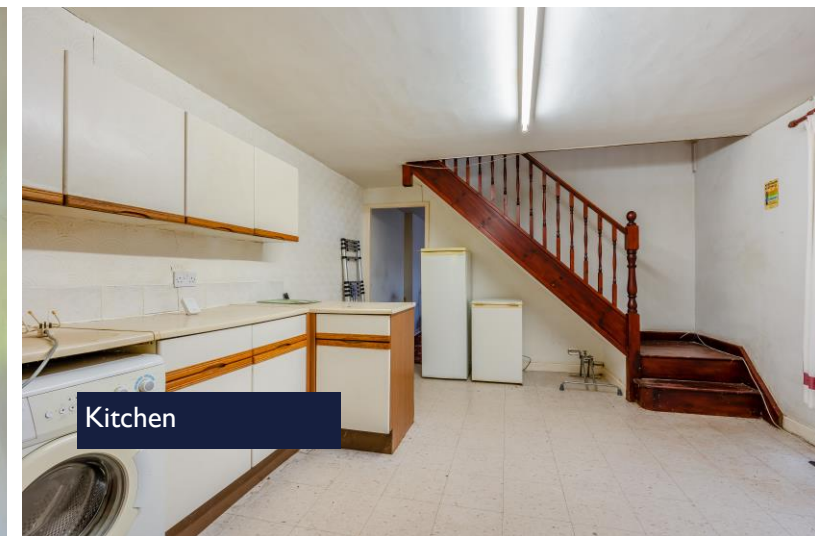
Window to rear, radiator.

DRESSING ROOM & EN SUITE

Window to side, built in cupboard housing the gas central heating boiler.

EN SUITE BATHROOM

Panel bath, WC and wash hand basin.





Garden

OUTSIDE

On approach there is driveway parking, garage and a lawned garden with mature shrubbery.

To rear there is a large patio garden and an additional woodland area located beyond the former railway cutting (this is noted on the plan below).

SERVICES

Mains gas, electric, water and drainage.

COUNCIL TAX

E

EPC

E



Garden



Garden

APPROXIMATE DISTANCES

Bury Bolton Street Train Station - 1.4 miles
Manchester City Centre - 12.8 miles
Manchester Airport - 23.3 miles
Liverpool John Lennon Airport - 38.5 miles

DIRECTIONS

Sat nav – BL8 2DH
What3words - ///cargo.boring.event

VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

SALE PLAN & PARTICULARS

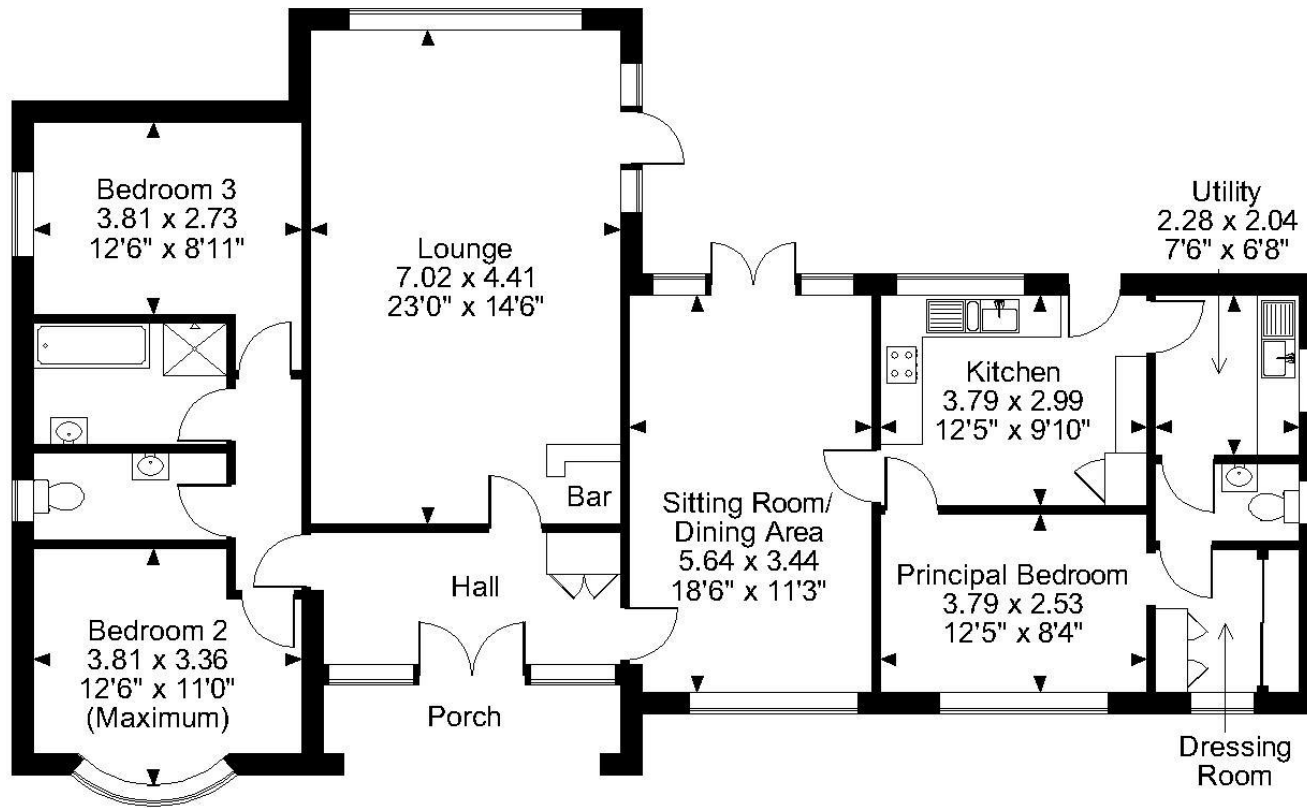
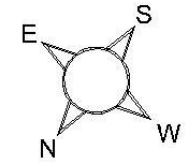
The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

DISCLAIMER

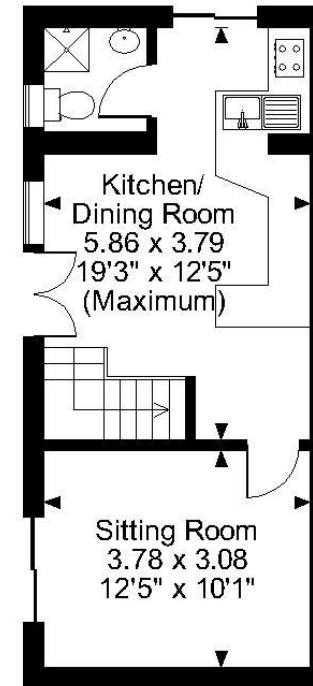
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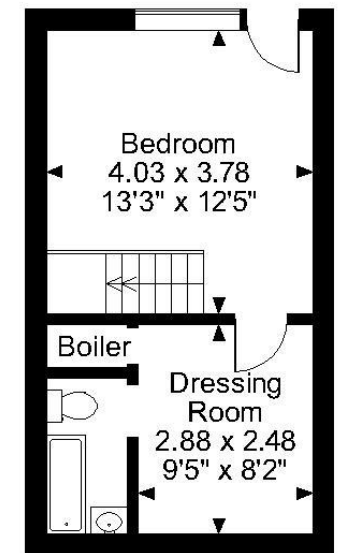
Buckingham Drive, Bury
Approximate Gross Internal Area
Main House = 1396 Sq Ft/130 Sq M
Annexe = 647 Sq Ft/60 Sq M
Total = 2043 Sq Ft/190 Sq M



Ground Floor



Annexe Ground Floor



Annexe First Floor



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