



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
76	87
England & Wales	
EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Grasmere Drive, Bury, BL9 9GA

### Offers Over £240,000

IMMACULATE TOWNHOUSE PROPERTY

Welcome to this beautifully presented townhouse property located on Grasmere Drive in Bury. This neutrally finished home boasts a spacious reception room and added conservatory - two perfect spaces for entertaining guests or simply relaxing with your family. The contemporary fitted dining kitchen is a highlight of this home, providing a stylish space to cook and dine together. With four spacious bedrooms, there is plenty of room for everyone to enjoy their own space. The property features two modern bathrooms, ensuring convenience for all residents. In addition to the charming interior, this townhouse offers a driveway and integral garage, providing ample parking space and storage options. Located in a desirable area and close to local amenities, well regarded schools and network links. An ideal home for those looking for a comfortable and well-equipped property.

Comprising briefly, to the ground floor: entrance via a welcoming hall way which has doors giving access to a WC, the integral garage, understairs storage, a spacious dining kitchen and stairs to the first floor. The kitchen has French doors leading through to the conservatory which leads out to the well maintained rear garden. The first floor comprises of doors on to the reception room and the main bedroom which benefits from an en suite and Juliet balcony. There are stairs leading to the second floor where you'll find another three bedrooms and three piece family bathroom. Externally, to the rear is a well maintained garden with laid to lawn, paved patio area, mature shrubbery and a gate which leads out of the garden. To the front, there is a driveway providing off road parking for two vehicles and access to the garage.

View early and don't miss the opportunity to make this townhouse your own and enjoy the convenience and comfort it has to offer. Contact the Bury office for more information or to arrange a viewing.

# Grasmere Drive, Bury, BL9 9GA

## Offers Over £240,000



- Immaculate Townhouse Property
- Set Over Three Floors
- Off Road Parking and Integral Garage
- EPC Rating C
- Four Bedrooms
- Contemporary Fitted Kitchen
- Tenure Leasehold
- Two Bathrooms
- Well Maintained Rear Garden
- Council Tax Band C

### Ground Floor

#### Entrance Hall

17'4 x 6'1 (5.28m x 1.85m)

Hardwood front door, central heating radiator, wood effect laminate flooring, doors leading to WC, storage cupboard, garage and dining kitchen.

#### WC

5'2 x 2'10 (1.57m x 0.86m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, corner pedestal wash basin with traditional taps, part tiled elevations and wood effect laminate flooring.

#### Kitchen/Dining Area

14'9 x 10'4 (4.50m x 3.15m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate worktops, integrated oven with four ring gas hob and extractor hood, stainless steel one and a half bowl sink and drainer with mixer tap, tiled splashbacks, integrated fridge freezer, space for dishwasher, plumbing for washing machine, wood effect laminate flooring and UPVC double glazed French doors to conservatory.

#### Conservatory

9'1 x 6'4 (2.77m x 1.93m )

UPVC double glazed windows, two feature wall lights, wood effect laminate flooring and UPVC double glazed French doors to rear.

### First Floor

#### Landing

UPVC double glazed window, doors leading to reception room, bedroom one and stairs to second floor.

#### Reception Room

14'9 x 10'9 (4.50m x 3.28m)

Two UPVC double glazed windows, central heating radiator and television point.

#### Bedroom One

14'9 x 13 (4.50m x 3.96m )

UPVC double glazed window, central heating radiator, door to en suite and UPVC double glazed French doors to Juliet balcony.

#### En Suite

8 x 2'6 (2.44m x 0.76m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, direct feed rainfall shower with rinse head, part tiled elevations and tiled flooring.

### Second Floor

#### Landing

UPVC double glazed window, loft access, doors leading to three bedrooms and bathroom.

#### Bedroom Two

14'10 x 9'1 (4.52m x 2.77m )

Two UPVC double glazed windows, central heating radiator and storage cupboard.

#### Bedroom Three

14'2 x 7'10 (4.32m x 2.39m)

UPVC double glazed window and central heating radiator.

#### Bedroom Four

10'11 x 6'4 (3.33m x 1.93m )

UPVC double glazed window and central heating radiator.

#### Bathroom

7'10 x 4'3 (2.39m x 1.30m )

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead rinse head, part tiled elevations and tiled flooring.

### Exterior

#### Rear

Enclosed garden with laid to lawn, flagged patio, decking, bedding areas and external gate.

#### Front

Off road parking and access to integral garage.

#### Garage

16'1 x 7'7 (4.90m x 2.31m )

Power, lighting and up and over garage door.

