



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

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## Weaver Drive, Bury, BL9 6QY

### Offers Over £380,000

SPACIOUS PROPERTY, BURSTING WITH POTENTIAL

Nestled in the charming location of Weaver Drive, Bury, this delightful house is a true gem waiting to be discovered. Boasting two reception rooms and three bedrooms, this property offers ample space for comfortable living.

Step inside to find a spacious reception room, ideal for hosting family gatherings or simply relaxing after a long day. The property features 3 bathrooms, ensuring convenience for all residents.

One of the highlights of this home is the large back garden, providing the perfect setting for outdoor activities and peaceful relaxation. Imagine enjoying a morning coffee or hosting a barbecue in this lovely outdoor space.

Additionally, the property includes an attached garage, offering not only convenient parking but also extra storage space for your belongings. The ample-sized conservatory floods the home with natural light, creating a bright and airy atmosphere throughout.

With its generous living areas and beautiful garden, this house is a haven for those seeking a blend of comfort and outdoor enjoyment. Don't miss the opportunity to make this property your new home sweet home.

# Weaver Drive, Bury, BL9 6QY

## Offers Over £380,000



- Detached Property
- Three Bathrooms
- Off Road Parking And Garage
- EPC Rating: TBC
- Three Bedrooms
- Fitted Kitchen With Range Of Appliances
- Leasehold
- Two Reception Rooms
- Enclosed Rear Garden
- Council Tax Band: E

### Ground Floor

#### Vestibule

5'10 x 4'6 (1.78m x 1.37m)

UPVC entrance door, UPVC double glazed window and door to hall

#### Hall

16' x 15'1 (4.88m x 4.60m)

UPVC double glazed frosted window, central heating radiator, smoke detector, storage cupboard, stairs to first floor and doors to two reception room, kitchen and WC

#### Reception Room One

24' x 15'1 (7.32m x 4.60m)

Three UPVC double glazed window, central heating radiator, coving, three feature wall lights, electric fire, TV point and French doors to conservatory.

#### Conservatory

14'1 x 13'3 (4.29m x 4.04m)

UPVC double glazed window, tiled floor and door to rear.

#### Reception Room Two

12'7 x 11'10 (3.84m x 3.61m)

Three UPVC double glazed windows, central heating radiator and TV point.

#### Kitchen

10'11 x 10'10 (3.33m x 3.30m)

UPVC double glazed window, central heating radiator, spotlights, mix of wall and base units, laminate worktops, one and half bowl composite sink with draining board and mixer tap, integrated double oven, four ring induction hob, extractor hood, tiled splash back, integrated fridge freezer, plumbing for washing machine, tiled floor and UPVC double glazed frosted door to rear.

#### Shower Room

9'7 x 2'6 (2.92m x 0.76m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, direct feed shower, PVC clad ceiling, tiled elevations and tiled floor.

#### Garage

24' x 9'5 (7.32m x 2.87m)

Up and over door.

### First Floor

#### Landing

10'10 x 5'11 (3.30m x 1.80m)

Loft access, smoke detector and doors to three bedrooms and bathroom.

#### Bedroom One

17'6 x 14'7 (5.33m x 4.45m)

Two UPVC double glazed windows, central heating radiator, fitted storage and door to en suite.

### En Suite

8'1 x 5'8 (2.46m x 1.73m)

Velux window, low level WC, pedestal wash basin with traditional taps, direct feed shower, tiled elevations and tiled floor.

### Bedroom Two

17'6 x 11 (5.33m x 3.35m)

UPVC double glazed window, central heating radiator, fitted storage and loft access.

### Bedroom Three

12'3 x 9'3 (3.73m x 2.82m)

UPVC double glazed window, central heating radiator and fitted storage.

### Bathroom

9'1 x 6'3 (2.77m x 1.91m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and direct feed rainfall shower with rinse head over, PVC clad ceiling, tiled elevations and tiled floor.

### External

#### Front

Laid to lawn and block paved drive leading to garage.

#### Rear

Enclosed laid to lawn and paved patio.

