



REDPATH LEACH

ESTATE AGENTS

## FEATURES

- Three Bed Detached Property
- Sought-After Residential Location
- Immaculately Presented Throughout
- Two Reception Rooms
- Beautifully Appointed Kitchen
- Two Smart Bath/Shower Rooms
- Corner Plot with Detached Garage

BOURNVILLE  
DRIVE, BURY

O/O £340,000





Bournville Drive, Bury





Bournville Drive, Bury



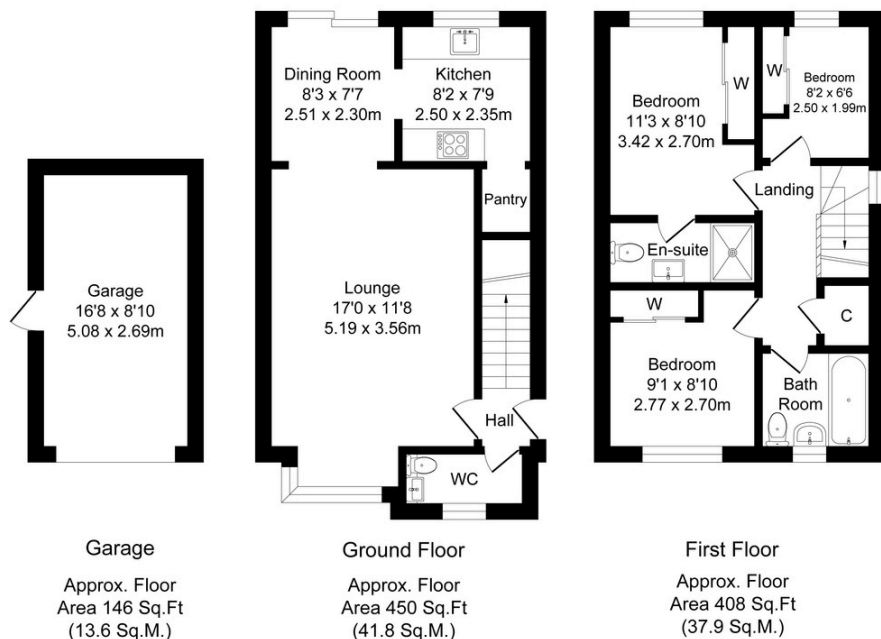


Bournville Drive, Bury



## Total Approx. Floor Area 1004 Sq.ft. (93.3 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		76 C	89 B

If one is looking for a turn-key home into which one simply needs to move in their furniture, sit back and relax in their new surroundings, then this simply gorgeous three bed modern detached residence could be the perfect prospect, presented in absolutely immaculate order throughout and offering all the essential components required of a contemporary family home.

Occupying an enviable corner position on the highly sought-after Ainsworth Chase development, the location's family credentials are equally exemplary, being within walking distance of a number of excellent primary schools, as well as being within the catchment area of the very well-regarded Elton High School. The property is also only a short drive out of the bustling town centre of Bury, with its abundance of high street stores, bars and eateries, as well as excellent transport connections, ensuring all generations of the family are suitably catered for.

The accommodation itself extends to in excess of 1,000 square feet in total, entering via the entrance hallway with its staircase to the first floor and handy off-lying two-piece cloakroom/WC, before proceeding through into the fabulous 17' lounge. This comfortable space feels wonderfully warm and inviting despite its impressive proportions, perfectly conducive to a cosy evening snuggled up with a film and a takeaway, whilst the feature half bay window to the front elevation affords a great deal of natural light. The open layout into the dining room affords a pleasing flow which works very well for modern day living, as well as providing a sociable environment when one has the urge to entertain, with a seamless transfer from the dinner table to the comfort of the lounge, or perhaps one's guests may wish to step out into the garden via the uPVC double glazed patio doors for an after-dinner cocktail or two in those warm summer evenings.

The off-lying kitchen is beautifully appointed, light and bright, being fitted with a sleek range of high-gloss wall and base units in white, with complementary laminated work surfaces and porcelain tiled flooring, whilst there is an integrated high-level double electric oven, halogen hob and overhead extractor canopy. A useful pantry has been created under the stairs to provide plenty of additional storage.

If one ventures up to the first floor, the landing provides access to the three delightful bedrooms – two doubles and a single, all of which benefit from built-in wardrobes and with the primary bedroom also boasting a smart three-piece en-suite shower room. The accommodation is completed by the main bathroom, which is fully tiled and fitted with a three-piece suite in classic white, comprising of WC, pedestal wash hand basin and panelled P-shaped bath with overhead shower.

Externally, the generous corner plot provides a feeling of openness compared to its neighbours, with the lawned frontage extending around to the side elevation where one will discover plentiful parking facilities for a number of vehicles on the tarmac driveway, which also gives access to the detached single garage, complete with boarded loft. The rear garden is enclosed and pleasingly low maintenance, ensuring one can spend their weekends enjoying the space rather than maintaining it, being a mixture of artificial turf and paving and providing that all-important space for an impromptu barbecue when the weather allows.

Available with the benefit of no onward chain, we would highly recommend an internal inspection to appreciate the beautiful presentation of this stunning home.



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