



6 Dukes Rise, Bury, BL8 1GW
£342,500

The Property Perspective

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We are delighted to offer for sale this modern detached house located in a cul de sac position in a popular area with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and secondary schools. The property was constructed by Seddon Homes in 2018 and still has over 4 years remaining of its new home structural warranty.

The property benefits from gas central heating and PVCu double glazing. There is a modern kitchen with appliances plus contemporary bathroom, en suite and WC. Items of particular note include walk in bay window to dining room, walk in bay window with French doors to lounge plus fitted wardrobes to bedroom 1. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining room, kitchen and WC. Off the first floor landing are 3 well proportioned bedrooms, the master with en suite plus a family bathroom.

The property benefits from private garden areas to the front and rear. There is a double driveway leading to a single garage with power and light.

Tenure - Leasehold
Ground Rent - Nil
Council Tax - Band D

The property comprises.

GROUND FLOOR

Entrance Hall

With luxury flooring.

Lounge 14'10"(max) x 13'0"(max) (4.54m(max) x 3.97m(max))

Having a feature walk in bay window with French doors leading to the rear garden. With carpets and blinds.

Dining Room 12'5"(max) x 7'11"(max) (3.81m(max) x 2.42m(max))

Having a feature walk in bay window plus carpets and blinds.

Kitchen 12'0" x 8'9" (3.67m x 2.68m)

having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus stainless steel splash back. With double oven, 5 ring hob, hood, fridge freezer and dishwasher plus 1.5 sink and mixer tap. With recessed spot lights, luxury flooring and blind. Door leading to outside.

WC 4'2" x 3'4" (1.29m x 1.04m)

Having contemporary white sanitary ware with tiling and luxury flooring.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 1 15'8"(max) x 10'5"(max) (4.78m(max) x 3.20m(max))

With fitted wardrobes, carpets and blinds.

En Suite 7'4" x 6'3" (2.24m x 1.93m)

Having contemporary white sanitary ware with tiling, floor tiling, chrome ladder radiator and recessed spot lights.

Bedroom 2 12'3" x 9'9" (3.75m x 2.99m)

With carpets and blinds.

Bedroom 3 12'2"(max) x 9'6"(max) (3.71m(max) x 2.90m(max))

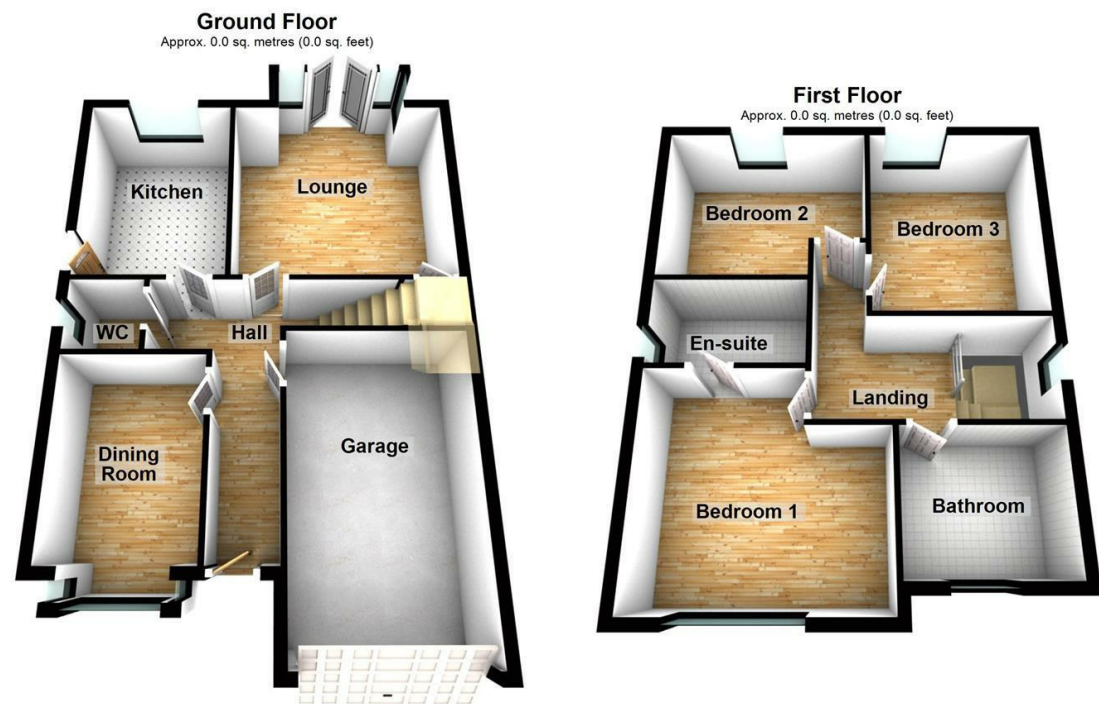
With carpets and blinds.

Bathroom 8'7"(max) x 6'5"(max) (2.63m(max) x 1.97m(max))

Having contemporary white sanitary ware with tiling, floor tiling and recessed spot lights. Access to store.

EXTERNAL

The property benefits from private garden areas to the front and rear. There is a double driveway leading to a single garage with power and light.



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.
Plan produced using PlanUp.