

Bedroom four 9' 8" x 8' 3" (2.954m x 2.522m)  
UPVC window to the front, anthracite radiator, thick carpeting, USB plug socket, neutral decorations.



Family bathroom 9' 1" x 4' 11" (2.760m x 1.503m)  
A stylish white three-piece family, bathroom suite comprising: bath with handheld shower option, dual flush WC and sizeable wash hand basin with built under storage space below and heated towel rail, complementary ceramic wall and floor tiling, UPVC window to the rear.

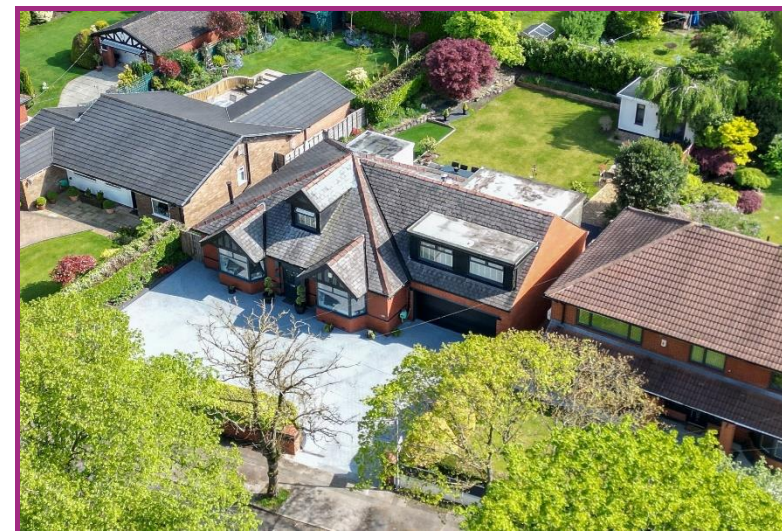
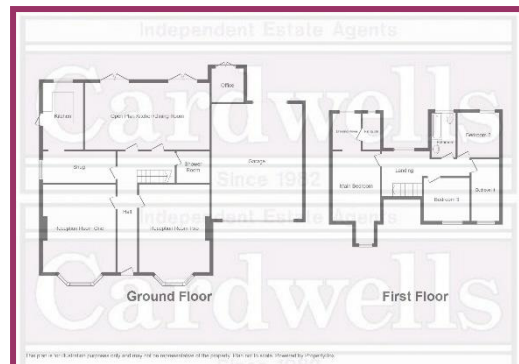
External -The rear garden is fabulous being predominantly level in nature and ideal for families, children to play and entertaining alike. There is a sizable lawn area with golden gravel pathways and particularly well stocked flowerbeds with mature shrubs and small trees which enhance the privacy. There is an additional Astroturf lawn area and a wonderful patio space absolutely perfect for those summer barbecues and garden parties . Within the garden is a detached and rendered garden room complete with double doors and double glazed window, perhaps offering an ideal summer sanctuary, children's play area, "man cave" or maybe even superb work from home / office space.



Garage.

There is a sizable garage with electric double vehicle access door to the front and single vehicle access door to the rear so perhaps a boat or caravan could be stored in the rear garden easily. The garage is served by a generous driveway providing an abundance of additional off road car parking.

Plot size.  
The overall approximate plot size extends to around 0.18 of an acre.



**ASHBOURNE GROVE – WHITEFIELD M45 – O.I.R.O £850,000**

A wonderful detached family home, situated in one of the most desirable locations within whitefield. Positioned quite literally just over the road from Stand Golf Club there is beautiful countryside nearby, while Whitefield Metrolink station (that serves Manchester & Bury etc) is within walking distance as are popular schools, the Morrisons supermarket, shops, gyms, wonderful restaurants and of course easy access to the motorway network via the M60. The accommodation has been comprehensively improved by our clients and extends to around 203 square meters / 2,185 square feet of luxurious living space. To the ground floor, there is a welcoming reception hallway finished with marble tiling, two bay window, reception rooms, each with log, burning stoves at either side of the hallway., A snug/morning room opens onto the second of two fitted kitchens, there is a beautiful ground floor shower room, and a luxurious open plan kitchen / diner / family room flooded with natural light from the twin double patio doors off to the rear garden, complete with beautiful central island finished in granite with induction hob and retractable breakfast bar, and a thorough range of integrated appliances. To the ground floor is also a home office that is currently accessed from the rear garden which may be ideal work from home space, and perhaps suitable to welcome clients or maybe be used as a separate utility room. To the first floor there is a spacious landing, the master suite enjoys a generous bedroom with exposed timber beams, dressing room and en suite shower room, there are three additional good size bedrooms and a beautiful white family bathroom suite. There is a double garage door which has the benefit of a single garage door to the rear so it can perhaps allow for a boat or caravan to be stored beyond the garage on the rear garden. The overall plot is around: 0.18 of an acre and the rear garden has been beautifully landscaped with large lawn, patio areas and even a detached garden building. The rear garden is ideal for children to play and entertaining alike. There is an abundance of private off road driveway parking in addition to the garage. This stylish and exclusive property is benefits from double glazing, gas central heating as you would expect but enjoys an air of exclusivity throughout that can only be fully appreciated via a personal inspection. This can be arranged by calling Cardwells Estate Agents Bury on 01617611215, emailing; bury@cardwells.co.uk or visiting www.cardwells.co.uk though in the first instance there is a walk through viewing video available to watch.

**BOLTON**

11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: bolton@cardwells.co.uk

**BURY**

14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215  
E: bury@cardwells.co.uk

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: lettings@cardwells.co.uk



**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Reception hallway 18' 5" x 9' 4" (5.608m x 2.833m)**

**A grand and welcoming reception hallway with beautiful marble tiled flooring, neutral decorations, anthracite radiator.**



**Living room 16' 0" x 14' 6" (4.870m x 4.415m)**

**Measured at maximum points into the bay window. Beautiful marble fireplace with wood burning stove, UPVC bay window to the front, stylish double radiator, generous, head, height, and tall, skirting boards, neutral decorations.**



**Family room 15' 7" x 14' 7" (4.750m x 4.447m)**

**measured at maximum points into the bay window, stylish wood burning stove with tiles surround, upvc double glazed bay window, stylish double radiator, quality flooring, modern double radiator, neutral decorations.**



**Master suite.**

**Master bedroom. 14' 0" x 13' 2" (4.268m x 4.002m)**

**Measured at maximum points. UPVC window to the front which enjoys an aspect to towards Stand Golf Club, quality, fitted bedroom, furniture, anthracite radiator, thick carpeting, exposed beams, the bedroom area opens into the dressing room.**



**Dressing room 6' 9" x 6' 0" (2.067m x 1.832m)**

**UPVC window, enjoying the aspect over the rear garden, radiator, exposed work, neutrally decorated.**

**Ensuite shower room 6' 11" x 5' 1" (2.112m x 1.553m)**

**A stylish shower room, comprising large shower area, flush WC and wash handbasin with built in storage space, complementary ceramic wall and floor tiling UPVC window, blinds, anthracite radiator.**



**Bedroom two 11' 1" x 9' 3" (3.378m x 2.816m)**

**UPVC window overlooking the rear garden, anthracite radiator, Quality professionally fitted bedroom furniture, thick carpeting, neutral decorations.**



**Snug. 14' 3" x 7' 6" (4.352m x 2.297m)**

**UPVC window to the side, the marble tiling flows into this room from the reception hallway, fitted storage, space, radiator, Vaillant gas central heating boiler with Hive controls, the snug / morning room opens into the second kitchen.**



**Open plan, kitchen/diner/family room. 26' 8" x 12' 6" (8.120m x 3.802m)**

**A wonderful open plan entertaining kitchen space complete with twin set of double UPVC patio doors off to the rear garden and matching tall anthracite radiators, the whole space is flooded with natural light. The German fitted kitchen boasts a beautiful central island finished in granite with retracting breakfast bar, the induction hub is built into the central island with a stylish extractor above, the granite works surfaces extend to all the kitchen working areas, and there is an abundance of clothes storage options. Integrated double oven/grill and warming drawer below, an additional oven with matching microwave oven, two integrated fridge freezers to either side of the ovens and an additional wine chiller, integrated dishwasher.**



**Second kitchen 13' 2" x 6' 6" (4.005m x 1.989m)**

The second kitchen is professionally fitted with an excellent range of matching: drawers, base, wall and display cabinets, stainless steel, single bowl, sink and drainer with mixer tap over, double oven/grill, gas, hob with extractor above, ceramic wall tiling, spot lighting, the wonderful marble tiled flooring flows into the kitchen from the morning room, almost full width UPVC window which overlooks the rear garden, archway shaped double glazed side entrance door.



**Shower room 10' 5" x 8' 2" (3.163m x 2.482m)**

Stylish and modern ground floor shower room with oversized shower area, offering both handheld and overhead shower options, sizable wash, handbasin with built under vanity storage space, matching dual flush WC carl white storage area, built-in storage space, beautiful marble tiling to the floor wall, heated towel rail.



**Ground floor office 7' 11" x 7' 10" (2.409m x 2.389m)**

A superb room finished in neutrally decorated plaster to the walls, with power lighting, water supply, accessed from the rear via upvc double glazed double doors. This may be an ideal space to perhaps entertain clients.

**First floor landing 20' 4" x 8' 1" (6.210m x 2.465m)**

Measure point, carpeting, new PVC window to the rear, anthracite, radiator, loft access point.

