



Independent Estate Agents **Cardwells** Est. 1982

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BLOOMFIELD DRIVE, BURY. BL9 8JX



- Stunning Detached Bungalow
- Open Plan Living Area
- Three Bedrooms
- Very High Specification
- Sizeable Landscaped Gardens
- Extremely Flexible Accommodation
- Sought After Location



OIRO £425,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.



This immaculate, three bedroom detached true FREEHOLD bungalow has been updated to the highest of specifications by the current owner to provide a standard and size of accommodation which can honestly only be appreciated by internal inspection. The quality and attention to detail is 2nd to none and is certain to impress even the most discerning of buyers. Upgrades include, up lighting to the driveway, sensor controlled lighting throughout the property, additional insulation to loft space, stunning landscaped garden, to name but a few. The spacious and extremely comfortable accommodation provides a flexibility of uses but currently comprises: entrance porch, open plan living, dining and kitchen area. Inner hall, three bedrooms and a modern shower room. Externally there is driveway parking, stunning and sizeable landscaped gardens and a large covered area. Located in one of the more sought after areas. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch Double glazed door to the front elevation leading into the porch. Double glazed windows to the front and side elevations. Laminate floor. Radio radiator. Door leaving through to the open plan living area.

Lounge Area 16' 1" x 12' 2" (4.9m x 3.7m) Double glazed window to the front elevation. Recessed fireplace. Remote control fireplace. Recessed spotlights. Two radiators. Opens onto the dining area.

Dining area 8' 6" x 6' 7" (2.6m x 2.0m) Double glazed window to the front elevation. Laminate floor to lounge. Radiator.

Kitchen Area 13' 1" x 8' 6" (4.0m x 2.6m) Double glazed window to the side elevation. Range of base units with contrasting work surface and breakfast bar with matching wall mounted cabinets. Five burner gas hob with electric double oven. Insert one and a half bowl sink and drainer. Integrated appliances include dishwasher, fridge, and freezer.

Inner Hallway

Shower Room 9' 6" x 6' 11" (2.9m x 2.1m) Skylight window with electric controls. Walk-in shower with drench head shower and handheld shower. Vanity sink and storage. WC. Grey heated towel rail. Tiled floor. Tiled elevations.

Bedroom 1 14' 0" x 8' 10" (4.27m x 2.7m) Double glazed window to the rear elevation. Range of fitted bedroom furniture. Laminate floor. Recessed spotlights. Radiator.

Bedroom 2 11' 10" x 8' 10" (3.6m x 2.7m) Double glazed sliding patio doors to the rear elevation. Currently used as a second lounge. Laminate floor. Radiator.

Bedroom 3 9' 2" x 6' 11" (2.8m x 2.1m) Currently used as dressing room. Double glazed window to the side elevation. Radiator.

Useful Room 13' 1" x 8' 6" (4.0m x 2.6m) Useful room which could be used as a study, bedroom or office space. 4.0 m x 2.8 m. Maximum measurements. This room has not been signed off to building regulations and therefore is not included as part of the main accommodation however it does provide a very useful room which has been built to high standards.

Externally The front of the property and enjoys block paved driveway parking leading past a very neat garden area whilst the rear has a superb landscaped garden which is of an exceptional size and has been meticulously designed and landscape to create a beautiful, area with seating planting and relaxing areas. Water feature. Fence enclosed and remarkably private garden. The side of the property has a covered area which has vehicular access via a roller shutter door and is currently used as a work room/storage area and also provides access to the rear garden. There is potential for this area to be converted into additional accommodation if required.

Price OIRO £450,000

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is C rated which is at an approximate annual cost of £2,034 (at the time of writing).

Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All

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