



**BUCKINGHAM DRIVE, BURY, BL8 2DH**



- Four Bedroomed Link Detached
- Extended to Rear
- Modern Fitted Kitchen
- Conservatory
- Integral Garage
- Ensuite to Master Bedroom
- Ideal Family Home
- Early Viewing Advised



**Offers in the region of £400,000**

**BOLTON**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this immaculately presented four bedroom extended link detached family home. Offering sizeable family living accommodation this beautiful home comprises; entrance porch, hallway, open plan lounge, dining room, Conservatory, Modern fitted kitchen, family room, four bedrooms (master en suite) and a family bathroom. Externally this property boasts a driveway for numerous cars leading to an integral garage with up and over door and an enclosed low maintenance rear garden. Situated in a sought after location, close to local amenities, shops and fantastic schools, this property is the perfect family home! 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** Door to hallway. Laminate flooring. Radiator.

**Hallway** Stairs to first floor. Radiator. Ceiling light point.

**Lounge/Diner** 26' 4" x 13' 5" (8.02m x 4.09m) UPVC double glazed window to front aspect. Inset feature fire. Two radiators. Two ceiling light points. UPVC double glazed patio doors to conservatory.

**Conservatory** 11' 6" x 9' 3" (3.50m x 2.82m) UPVC double glazed throughout with patio doors leading to rear garden. Radiator. Two wall lights. Tiled flooring.

**Kitchen** 11' 9" x 8' 9" (3.58m x 2.66m) A range of modern wall and base units with complementing work surfaces and splashback. Sink and drainer. Inset electric Induction hob, double oven and extractor hood. Integrated fridge and freezer. Laminate flooring. Spotlighting. Two UPVC double glazed windows to rear aspect.

**Family Dining Area** 18' 1" x 7' 9" (5.51m x 2.36m) UPVC double glazed window to side aspect. UPVC double glazed patio doors to rear garden. Radiator. Two ceiling light points. Door to integral garage and utility area.

**Utility Area** 7' 9" x 6' 0" (2.36m x 1.83m) Partitioned from the garage. Plumbed for washer and dryer. Ceiling light point.

#### **First Floor Landing**

**Bedroom 1** 12' 2" x 10' 9" (3.71m x 3.27m) UPVC double glazed window to rear aspect. Fitted wardrobes, bedside drawers and drawers. Ceiling light point. Radiator. Door to en suite.

**En-suite** Shower cubicle with overhead thermostatic shower. Low flush wc. Pedestal wash hand basin. Radiator. Spotlighting. UPVC double glazed window to rear aspect.

**Bedroom 2** 9' 9" x 9' 1" (2.97m x 2.77m) UPVC double glazed window to front and side aspect. Ceiling light point. Wall light point. Radiator.

**Bedroom 3** 9' 7" x 6' 3" (2.92m x 1.90m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

**Bedroom 4** 7' 0" x 6' 1" (2.13m x 1.85m) UPVC double glazed window to side aspect. Radiator. Ceiling light point.

**Bathroom** Shower cubicle with overhead thermostatic shower. Low flush wc. Wash hand basin. Wall and floor tiling. Spotlighting. Radiator. UPVC double glazed window to rear aspect.

**Integral Garage** Electrics and power, up and over door to front.

**Externally** Blocked paved driveway to the front leading to integral garage. To the rear a blocked paved patio area and a composite decking area with awning above. Laid to lawn garden with mature borders to side and rear.

**Price** £420,000

**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 D rated which is at an approximate annual cost of £2,289 (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

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