



1A Buckingham Drive
Bury, BL8 2DH

Rostons  **VILLAGE & COUNTRY HOMES**
01829 773000 | www.rostons.co.uk

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Guide Price - £250,000

A well presented two bedroom detached bungalow located in a popular residential area of Bury. The property is set on a good size plot enjoying easily maintained gardens, ample off road parking and a garage. There is an additional area of garden beyond the hedge/fenceline which allows for the property to be extended, subject to planning permission.

The accommodation briefly comprises, entrance porch, entrance hall, lounge, kitchen, conservatory, two bedrooms and a shower room.

LOCATION

Bury is a vibrant town in Greater Manchester, renowned for its rich heritage, excellent amenities, and strong community spirit, making it a highly desirable place to live.

Bury offers the perfect blend of tradition and modern living. At its heart is the famous Bury Market, one of the best in the UK, attracting visitors from across the region with its wide variety of stalls and local produce. The town is well connected, with Metrolink tram services providing easy access to Manchester city centre, while the surrounding countryside offers beautiful walks and outdoor pursuits. Families benefit from a choice of highly regarded schools, and residents enjoy a wealth of leisure facilities including shopping centres, restaurants, and cultural attractions.

With a diverse property market ranging from charming cottages and modern apartments to spacious family homes, Bury appeals to buyers at all stages of life.

APPROXIMATE DISTANCES

Bury Bolton Street Train Station - 1.4 miles

Manchester City Centre - 12.8 miles

Manchester Airport - 23.3 miles

Liverpool John Lennon Airport 38.5 miles





ENTRANCE PORCH

Glazed door and windows, inner door through to the entrance hall.

ENTRANCE HALL

Radiator, connecting doors to lounge, bedrooms and shower room.

LOUNGE

Sliding patio door through the conservatory, radiator, connecting door through to the kitchen.

KITCHEN

Fitted with a range of wall, base and drawer units, single drainer sink unit, freestanding cooker, space for base level white goods, sliding patio door through to the conservatory and window to rear.

CONSERVATORY

With door access to outside.

BEDROOM 1

Window to front, fitted wardrobes, radiator.

BEDROOM 2

Window to front, fitted wardrobes, radiator.

SHOWER ROOM

Shower cubicle with mains shower, WC and wash hand basin, heated towel rail, tiled walls.

OUTSIDE

Easily maintained paved gardens to front and rear, partitioned by fencing and hedging extending to further garden space, plus two sheds and a single garage.



MONEY LAUNDERING

Rostons Ltd must comply with Anti Money Laundering Legislation. As part of the requirements, Rostons must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the evidence.

SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical

boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

FIXTURES & FITTINGS

Fixtures and fittings are excluded from the sale.

PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

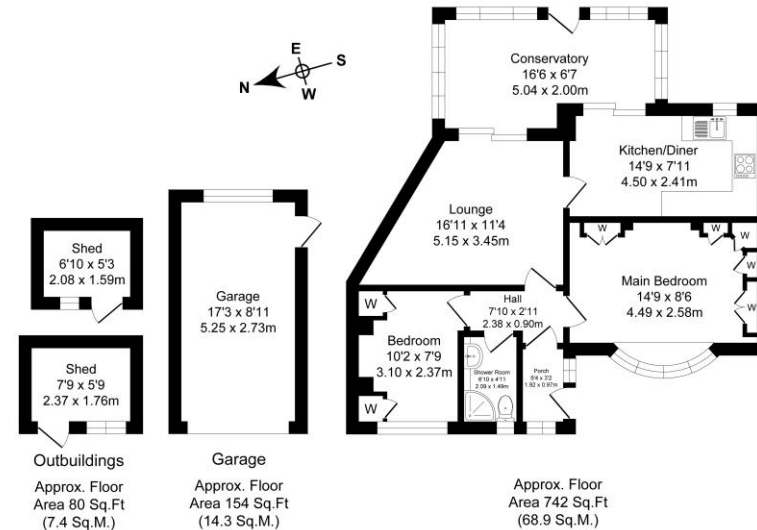
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Buckingham Drive, Bury
Total Approx. Floor Area 976 Sq.ft. (90.6 Sq.M.)

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.



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