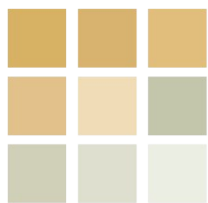




pearson
ferrier®



11 RHODES DRIVE

Bury, BL9 8NH

Offers In The Region Of £450,000

11 RHODES DRIVE

Property at a glance

- neatly presented & well maintained deceptively spacious extended detached family home
- three generous sized bedrooms (master and bedroom two with fitted wardrobes)
- highly sought after residential location
- commuters will appreciate the easy access to Whitefield Metrolink Station and nearby motorway networks, facilitating seamless travel to Manchester City Centre
- three spacious reception rooms ideal for entertaining or relaxing
- recently installed modern stylish Premium Matt fitted kitchen with integrated Neff appliances and Quooker instant hot water tap
- spacious ground floor shower room with large oversized walk in shower cubicle
- separate WC and a modern White family bathroom
- large extensive private rear garden with the added benefit of not being directly overlooked
- concrete pattern imprinted driveway providing off road parking for two cars leading to the attached single garage, viewing highly recommended

Pearson Ferrier Radcliffe are delighted to present to the market this neatly presented, well maintained and deceptively spacious extended detached family home, ideally positioned in a highly sought after residential location on Rhodes Drive.

This impressive property offers generous and versatile living accommodation, perfectly suited to modern family life. Internally, the home boasts three spacious reception rooms, providing excellent space for both entertaining guests and relaxing with family.

At the heart of the home is a recently installed, stylish Premium Matt fitted kitchen, thoughtfully designed with integrated Neff appliances and complemented by a Quooker instant hot water tap — combining both practicality and contemporary design.

Upstairs, there are three generous sized bedrooms, with both the master bedroom and bedroom two benefiting from fitted wardrobes, offering ample storage. The accommodation is further enhanced by a modern white family bathroom, while the ground floor features a spacious shower room with a large oversized walk-in shower cubicle, in addition to a separate WC for added convenience.

Externally, the property continues to impress with a large, extensive private rear garden that enjoys a high degree of privacy and is not directly overlooked — ideal for outdoor entertaining or family enjoyment. To the front, a concrete pattern imprinted driveway provides off-road parking for two vehicles and leads to the attached single garage.

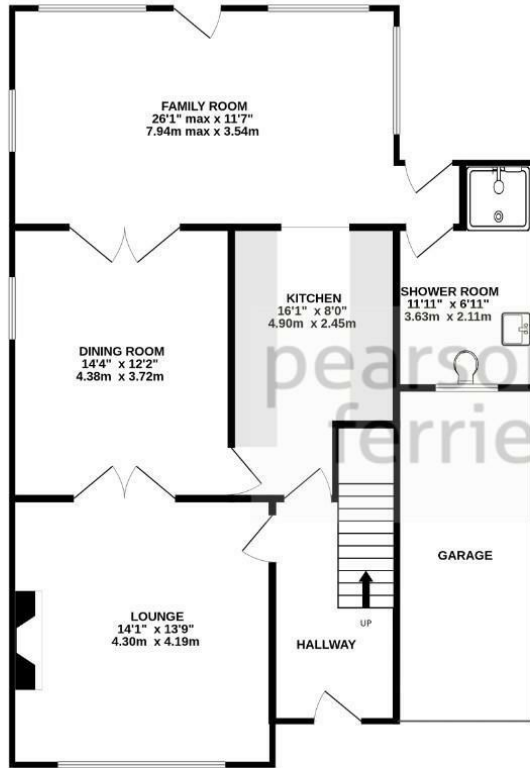
Perfectly located for commuters, the property offers easy access to Whitefield Metrolink Station and nearby motorway networks, ensuring seamless travel to Manchester City Centre and beyond.

Early viewing is highly recommended to fully appreciate the space, presentation and prime location this wonderful family home has to offer.

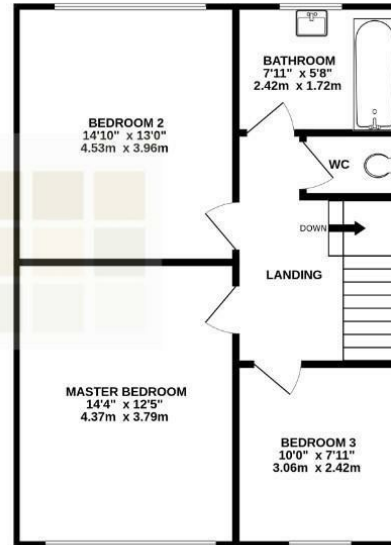




GROUND FLOOR
1007 sq.ft. (93.5 sq.m.) approx.



1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA: 1586 sq.ft. (147.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential | Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-----------|-------------------------|-----------|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | (81-91) B | | | (B2 plus) A | | | |
| (71-91) C | (59-70) D | | | (B1-91) B | | | |
| (55-69) E | (39-54) F | 61 | 72 | (B1-40) C | | | |
| (21-54) G | (1-38) G | | | (B1-40) D | | | |
| Not energy efficient - higher running costs | | | | Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | | England & Wales | | EU Directive 2002/91/EC | |

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