



MORETON DRIVE  
WALSHAW PARK

# WELCOME HOME

Set within a peaceful plot, the approach to Moreton Drive feels calm. The driveway sits comfortably alongside a neat stretch of low maintenance astroturf, bordered thoughtfully around the bay windows to bring year-round greenery to the frontage.





## LIGHT ON ARRIVAL

The front door opens into a hallway filled with light and ease. LVT flooring runs underfoot, practical yet stylish, creating a gentle flow through the ground floor. The staircase rises to the right, while daylight drifts in from the rooms beyond, keeping the space bright and open.

Beneath the stairs, generous storage sits discreetly out of sight, hiding coats, cleaning essentials, and everyday clutter so the rest of the home remains calm and uncluttered.



## A SPACE FOR TOGETHERNESS

Turning left, the lounge and dining room unfold into one long, inviting space. Toward the front of the home, a generous seating area gathers naturally around the bay window, where light lingers softly throughout the day. It is a comfortable, grounding spot that invites quiet mornings and relaxed afternoons.

At the centre of the room, a wood-burning stove anchors the space with warmth and character. In cooler months, it becomes a focal point for evenings spent indoors, while in summer it adds texture and charm. As the space flows toward the rear, the dining area opens directly onto the garden through wide bi-folding doors, creating a seamless connection between inside and out. This is a room that lends itself beautifully to entertaining, where long tables, open doors, and easy conversation feel entirely natural.





## CULINARY DELIGHTS

Back through the hallway, the kitchen introduces a confident splash of colour. Turquoise tones lift the room, balanced by high-gloss dove grey cabinetry and crisp white laminate worktops. The effect is vibrant yet composed, a space that feels both stylish and practical.

A large cooker with multiple ovens and grills sits at the heart of the kitchen, ready for everyday meals and special occasions alike. Storage wraps neatly around the room, offering ample preparation space while keeping everything within easy reach. The sink is positioned to overlook the garden, allowing greenery and birdsong to accompany daily routines. It is a kitchen that feels lived in and loved, designed to support the rhythm of family life without fuss.

## SPACE THAT ADAPTS

Beyond the kitchen, a large, recently refurbished gym space adds another layer of flexibility. Currently used for personal training, it sits ready to adapt, easily becoming a utility room, playroom, studio, or even an additional dining space flowing out into the garden. Its connection to the kitchen and both gardens makes it especially versatile, offering options that can evolve as needs change.





## REFRESH & REVIVE

Returning to the hallway, the staircase leads upward, dressed in soft dove grey carpet that cushions each step. Light moves easily across the landing, filtering in from surrounding rooms and the window beyond, keeping the upper floor feeling bright and open.

Directly ahead, the family bathroom offers a calm, spa-like atmosphere. Fully tiled in a tiled finish reminiscent of rustic wooden planks, the space feels warm and grounded while remaining modern in style. A large window draws in natural light, and spotlights overhead add a soft glow as evening approaches.



## REST & RETREAT

Bedroom two sits nearby, currently arranged as a beautifully organised dressing room. A full run of fitted wardrobes wraps the space, offering excellent storage, while a large rear-facing window fills the room with light. With space for a double bed, it can easily return to bedroom use or remain as a refined dressing suite.

Further along the landing, the principal bedroom reveals itself as a generously proportioned retreat. Soft grey carpet and neutral tones create a calming backdrop, while elegant feature panelling on the rear wall adds character. A large front-facing window allows light to pour in, giving the room an airy, uplifting quality.

Bedroom three completes the upstairs accommodation. Currently styled as a nursery, it features built-in wardrobes and a charming bench overlooking the outdoors. The room is bright and versatile, lending itself equally well to use as a child's bedroom, home office, or guest room.





## OUTDOOR OASIS

Back downstairs, bifolding doors open from the dining area into the garden, where the outside feels like a natural continuation of the home. A paved area sits ready for seating, relaxed meals, and warm evenings spent outdoors.

A built-in barbecue area anchors the space, with raised seating nearby that encourages guests to linger while food cooks and conversation flows. Beyond, a long stretch of astroturf offers a low-maintenance backdrop for play, relaxation, or quiet moments under open skies.

Whether enjoyed quietly by the fire or opened up for lively celebrations, 7 Moreton Drive is a place that feels welcoming, flexible, and full of possibility, ready to gather stories, laughter, and the next chapter of life.



# OUT & ABOUT

Set on Moreton Drive within the ever-popular Walshaw Park development, this home enjoys a fantastic position where community living, green space and everyday convenience come together effortlessly. It's a location that continues to appeal to families for its practicality, leisure options and easy access to both town and countryside.

For those who enjoy an active lifestyle, you're spoilt for choice. Nearby facilities include Stables Country Club and Elton Vale Cricket Club, while Elton Sailing Club on Elton Reservoir offers something a little different for weekend pursuits. Golf courses, gyms and leisure facilities are all within easy reach, making it simple to stay active and social.

Food and drink are a real highlight of the area. Enjoy Italian dining at Rapallo Ristorante, or indulge in relaxed evenings at Olives Restaurant and Wine Bar, both within walking distance. For something more casual, the local deli on Hall Street is perfect for a quick bite, while The White Horse pub offers traditional food, a warm welcome and a great selection of cask ales.

Outdoor space is never far away. The scenic Kirklees Trail provides a flat, leafy route ideal for walking and cycling, while Whitehead Lodges and Burrs Country Park offer woodland trails, riverside walks and open green spaces perfect for family days out and weekend picnics.

Families are particularly well catered for, with Elton High School within walking distance and Tottington High School just a short drive away, alongside a range of well-regarded primary schools nearby.

Everyday amenities are easily accessible, with local shops, convenience stores and services close by, while Bury town centre is just a short drive away, offering a wider range of retail, dining and entertainment options.

Commuters are well positioned, with excellent access to the M66 and A56, while Bury's Metrolink provides direct connections into Manchester and beyond.

Blending strong community spirit, excellent leisure facilities and easy access to green open spaces, Moreton Drive offers a lifestyle that is both convenient and enjoyable – a place where family life feels balanced and well connected.



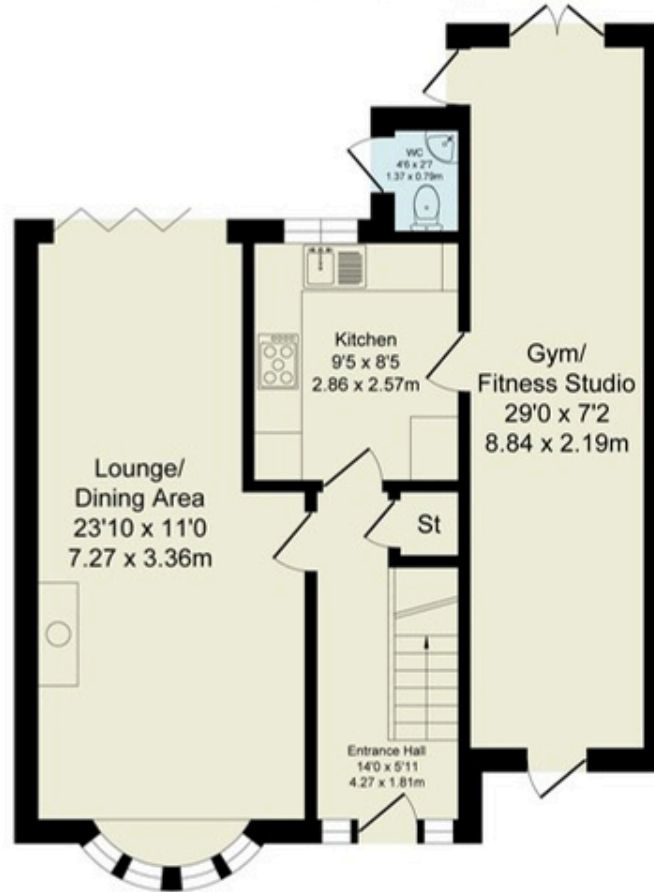
# THE FINER DETAILS

- Three Bedroom Semi-Detached Home
- Stunning Open Plan Lounge / Dining Room with Feature Fireplace with Log Burner
- Modern Kitchen Overlooking the Garden
- Generous Side Extension Ideal as a Home Gym or Office Space
- Low Maintenance Garden & Driveway Parking
- Walking Distance to Elton High School
- Leasehold 933 Years Remaining
- Ground Rent £15.75 per Annum
- Bury Council Tax Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

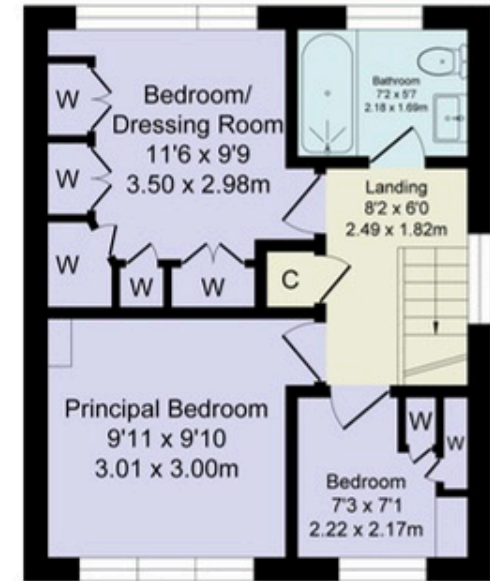
## Total Approx. Floor Area 1035 Sq.ft. (96.1 Sq.M.)

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.



Ground Floor

Approx. Floor Area 656 Sq.Ft (60.9 Sq.M.)



First Floor

Approx. Floor Area 379 Sq.Ft (35.2 Sq.M.)

WAINWRIGHTS  
ESTATE AGENTS

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