



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
	72	83
England & Wales	EU Directive 2002/91/EC	
	www.epc4u.com	

Independent Estate Agents **Cardwells** Est. 1982

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MELTON DRIVE, BURY, BL9 8BE



- Extended Detached Home
- Four Bedrooms
- Open Plan Lounge-Diner
- L Shaped Fitted Kitchen
- Extended Accommodation
- Ensuite & Family Shower Room
- Driveway Parking
- Gardens & Views to Rear



Offers Over £325,000

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Located in the popular Usworth area, this significantly extended four bedroom detached offers the ideal opportunity to personalise and create a sizeable home of your own style and taste. The accommodation has been extended and currently comprises: entrance porch, hallway, lounge / dining room with bifold doors to the rear, extended L shaped fitted kitchen, master bedroom with part finished ensuite, three further bedrooms and a wet room style shower. Additionally, there is an attic which is accessed from the second bedroom, which is currently used as occasional bedroom. The property sits on a good sized plot having attractive views of playing fields to the rear. Early viewing is advised and can be arranged by calling our Cardwells Estate Agents office on (0161) 761 1215 emailing bury@cardwells.co.uk or online at cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch Twin double glazed doors to the front elevation leading into the porch. Glazed door and window leading into the hall.

Hall 12' 6" x 5' 11" (3.8m x 1.8m) Stairs lead off to the first floor landing. Under stairs storage.

Lounge/Diner 13' 9" x 20' 4" (4.2m x 6.2m) Opens onto the dining area. Double glazed window to the front elevation. Double glazed bifold doors to the rear elevation. Radiator.

L Shaped Kitchen 19' 0" x 16' 5" (5.8m x 5.0m) Double glazed window and door to the rear elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Breakfast bar to match. Laminate floor. Inset six burner gas hob with dual oven and built-in microwave all at waist height. Integrated fridge freezer. Integrated dishwasher. Recessed spotlights. Radiator.

First Floor Landing Stairs lead off the hall to the first floor landing. Loft access.

Bedroom 1 16' 5" x 7' 10" (5.0m x 2.4m) Double glazed window to the front elevation. Radiator.

En-suite 8' 2" x 6' 3" (2.5m x 1.9m) Double glazed window to the rear elevation. Close coupled WC. Pedestal wash hand basin. Plumbing for shower (not installed). Tiled elevations. Chrome heated towel rail.

Bedroom 2 11' 10" x 9' 6" (3.6m x 2.9m) Double glazed window to the front elevation. Radiator.

Bedroom 3 10' 2" x 9' 6" (3.1m x 2.9m) Double glazed window to the rear elevation. Radiator. Steps lead up to attic space.

Bedroom 4 8' 6" x 7' 3" (2.6m x 2.2m) Double glazed window to the front elevation.

Wet Room 7' 3" x 5' 11" (2.2m x 1.8m) Double glazed window to the side elevation. Three piece suite comprising wet room style drench head shower with handheld unit, pedestal wash handbasin and close coupled WC. Tiled elevations.

Attic 22' 0" x 6' 11" (6.7m x 2.1m) Steps lead up from bedroom three. Two skylight windows.

Externally The front of the property has block paved driveway parking for up to 3 vehicles with decked area around the side continuing to the rear with raised decked area having hot tub and steps leading down to a lower garden area. Fence enclosed. Views.

Tenure Cardwells Estate Agents Bury pre marketing research indicates that the property is Leasehold enjoying a term of around 939 years remaining, being 999 years from 30th November 1967. At the time of writing we do not have confirmation of the annual leasehold charge.

Viewing 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

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 £2,415 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

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

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