



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Trimingham Drive, Bury, BL8 1JW

£625,000

SPACIOUS DETACHED FAMILY HOME

Nestled in the sought-after area of Trimingham Drive, Bury, this deceptively spacious six-bedroom detached family home offers an exceptional living experience. With two inviting reception rooms, this property provides ample space for both relaxation and entertaining. The heart of the home is the generously proportioned open-plan kitchen and dining room, perfect for family gatherings and culinary adventures.

Convenience is key, with a utility room and a downstairs WC enhancing the practicality of daily life. The property also boasts off-road parking, ensuring that you and your guests can come and go with ease. The lawned rear garden presents a delightful outdoor space, ideal for children to play or for hosting summer barbecues.

This home is situated in a popular location, making it an attractive choice for families seeking a blend of comfort and community. With three well-appointed bathrooms, morning routines will be a breeze, accommodating the needs of a busy household.

In summary, this six-bedroom detached house on Trimingham Drive is a rare find, combining spacious living areas, modern conveniences, and a lovely garden in a desirable neighbourhood.

# Trimingham Drive, Bury, BL8 1JW

£625,000

 6  3  2  C

- Spacious Detached Family Home
- Generous Rear Garden
- Desirable Location Ideal for a Family
- Tenure: Freehold

- Five/Six Bedrooms
- Off-road Parking on Driveway
- EPC Rating C

- Open Plan Kitchen/Family Room
- Neutral Decor Throughout
- Council Tax Band D

## Ground Floor

### Entrance

Composite double glazed frosted door to the porch.

### Porch

UPVC double glazed window, door to hallway.

### Hallway

14'7" x 5'7" (4.45m x 1.70m)

Central heating radiator, wooden effect flooring, stairs to the first floor, doors leading to reception room one, bedroom six/office, kitchen/dining room.

### Reception Room One

14'7" x 10'10" (4.45m x 3.30m)

UPVC double glazed window, central heating radiator, coving to the ceiling, wall inset fire.

### Bedroom 6/ Office

8'6" x 7'8" (2.60m x 2.34m)

UPVC double glazed window, central heating radiator.

### Kitchen/Dining Room

20'0" x 25'9" (6.10m x 7.85m)

UPVC double glazed window, two central heating radiators, a range of high gloss wall and base units with laminate work surfaces, double oven in a high rise unit with an electric hob, extractor hood and glass splashback, one and a half bowl stainless steel sink with draining board and mixer taps, integrated dishwasher, fridge and freezer, spotlights, wooden effect flooring, bifolding doors to the rear, open doorway leading to a storage room.

### Store

5'7" x 4'2" (1.70m x 1.27m)

Doors leading to a WC and utility room.

### WC

5'8" x 4' (1.73m x 1.22m)

UPVC double glazed window, central heating towel rail, dual flush WC, vanity top wash basin with mixer taps, wooden effect flooring, extractor fan.

### Utility Room

8'5" x 7'8" (2.57m x 2.34m)

UPVC double glazed window, central heating radiator, wall mounted boiler, plumbing for a washing machine and tumble dryer, space for a chest freezer.

## First Floor

### Landing

Loft access, smoke alarm, two sky tunnels, doors leading to five bedrooms and a family bathroom.

### Bedroom 1

15' x 12'0" to widest point (4.57m x 3.66m to widest point)

UPVC double glazed window, central heating radiator, door to ensuite.

### Ensuite

8'4" x 5'7" (2.54m x 1.70m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer taps, direct feed rainfall shower with rinsehead, partially tiled elevations, wooden effect flooring, extractor fan, spotlights.

### Bedroom 2

15'4" x 9'6" (4.67m x 2.90m)

Two UPVC double glazed windows, central heating radiator, spotlights, door to ensuite.

### Ensuite

8'3" x 3'5" (2.51m x 1.04m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer taps, direct feed rainfall shower with rinsehead, partially tiled elevations, wooden effect flooring, extractor fan.

### Bedroom 3

15' x 13'4" (4.57m x 4.06m)

UPVC double glazed window, central heating radiator, spotlights.

### Bedroom 4

12'11" x 10'1" (3.94m x 3.07m)

UPVC double glazed window, central heating radiator, coving to the ceiling, fitted wardrobes.

### Bedroom 5

9'2" x 10'1" (2.79m x 3.07m)

UPVC double glazed window, central heating radiator, coving to the ceiling.

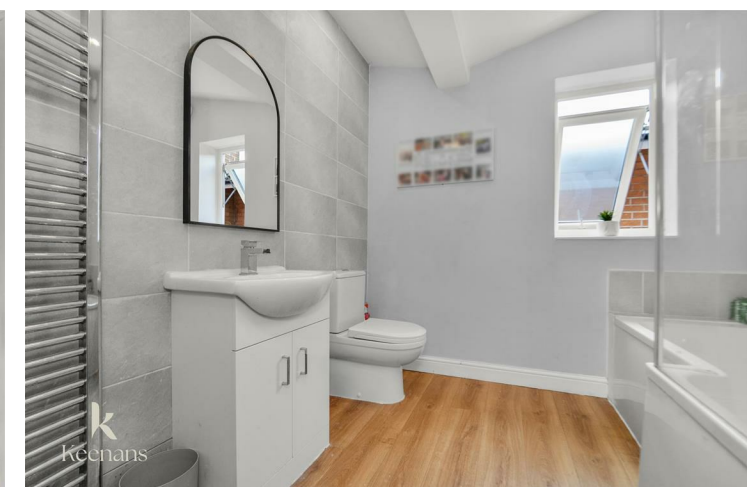
## External

### Rear

Laid to lawn garden plus artificial turfing, timber shed.

## Front

Pattern printed concrete driveway providing off-road parking for two vehicles.



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