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GRANTHAM DRIVE, BURY, BL8 1XW



- Four Bedroom Detached
- Integral Garage
- Beautifully Presented Throughout
- En-Suite
- Family Bathroom
- Newly Fitted Kitchen
- Generous Rear Garden
- Driveway



O/O £450,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents in Bury are thrilled to present this exceptionally maintained, four-bedroom detached family residence, offering a turnkey solution for modern living. Upon entering through the welcoming porch and central hallway, which includes a convenient downstairs cloakroom, you are greeted by a spacious and thoughtfully decorated lounge. This inviting space flows seamlessly into an open-plan dining room, creating a perfect environment for hosting guests and enjoying family meals. Beyond the dining area sits a large, light-filled conservatory that provides a versatile additional reception room with wonderful views of the grounds. The heart of the home is the newly fitted, high-specification breakfast kitchen, boasting sleek contemporary units and dedicated seating, perfectly complemented by a separate, practical utility room. Upstairs, the property features a luxurious principal bedroom complete with a stylish private en-suite, alongside three further generously proportioned bedrooms and a beautifully appointed contemporary family bathroom. Externally, the property is just as impressive, featuring a substantial driveway providing ample off-road parking that leads to an integral garage with a traditional up-and-over door. To the rear, a generous and private garden awaits, complete with mature landscaping and two distinct patios that offer fantastic settings for al fresco dining and summer relaxation. Situated in a highly sought-after residential pocket, this home effortlessly blends suburban convenience with access to nature, located within the catchment of highly regarded schools and just a short stroll from scenic country walks at Burrs Country Park. Residents also benefit from fantastic transport links from nearby Bury Town Centre, including the Metrolink and extensive bus networks. Early viewing is highly advised to fully appreciate the space and caliber of this lovely home; please contact Cardwells Bury on 0161 761 1215 to arrange an accompanied viewing, available seven days a week.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch 11' 11" x 8' 10" (3.62m x 2.7m) UPVC double glazed door and windows. Composite door leading to hallway.

Hallway UPVC double glazed door and windows. Composite door leading to hallway.

Guest WC UPVC double glazed window. Radiator. Ceiling light point. Low flush wc. Wall hung wash hand basin.

Lounge 18' 0" x 11' 11" (5.48m x 3.62m) UPVC double glazed bay window. Ceiling light point. Two wall light points. Radiator. Open plan to dining room.

Dining Room 11' 10" x 9' 10" (3.6m x 3.0m) UPVC double glazed bi folding doors to conservatory. Radiator. Two ceiling light points.

Conservatory 13' 1" x 11' 8" (4.0m x 3.55m) UPVC double glazed throughout. UPVC patio doors to rear garden. Electric radiator.

Kitchen/Breakfast Room 11' 6" x 8' 10" (3.5m x 2.7m) UPVC double glazed window. Storage cupboard. A range of wall and base units with complementing work surfaces and feature lighting, with inset sink and drainer. Ceramic hob, electric oven and extractor hood. Space for American fridge freezer. Integrated dishwasher. Breakfast bar.

Utility room 9' 2" x 7' 10" (2.8m x 2.4m) UPVC double glazed window and door. Radiator. Base units with stainless steel sink and drainer. Plumbed for washing machine. Door to integral garage.

Family Bathroom 6' 7" x 5' 4" (2.0m x 1.63m) UPVC double glazed window. Radiator. Bath with overhead thermostatic shower. Low flush wc. Wash hand basin. Wall tiling. Spotlighting.

Bedroom 1 11' 9" x 8' 2" (3.57m x 2.48m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes.

En-suite UPVC double glazed window. Radiator. Spotlighting. Shower enclosure with overhead thermostatic shower. Low flush wc. Wash hand basin.

Bedroom 2 11' 4" x 9' 10" (3.46m x 3.0m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 3 9' 7" x 9' 4" (2.93m x 2.84m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 4 9' 4" x 6' 10" (2.85m x 2.09m) UPVC double glazed window. Radiator. Ceiling light point.

Externally garden fronted with a paved driveway leading to an integral garage with up and over door. To the rear; a laid to lawn garden, to paved patio areas.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD. We encourage all interested parties to seek clarification of this from their solicitor.

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

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