



Independent Estate Agents **Cardwells** Est. 1982

www.cardwells.co.uk

ABBEY DRIVE, BURY, BL8 2HP



- Four Bedromm Detached
- Large Corner Plot
- Driveway for Numerous Cars
- Open Plan Kitchen-Diner
- Bathroom/Ensuite/Guest Cloaks
- Utility Room
- Beautifully Presented
- Sought After Location



£525,000

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Cardwells Estate Agents are delighted to present this exceptional four-bedroom extended detached home, ideally positioned on a generous corner plot within a quiet cul-de-sac on the ever-popular Abbey Drive in Bury. This impressive property offers spacious, modern living accommodation, perfectly suited to growing families seeking both comfort and convenience. The home benefits from an excellent selection of highly regarded local schools, including Chantlers Primary School (Outstanding) on Foulds Avenue, Lowercroft Primary School (Good) on Ashington Drive, and Guardian Angels RC Primary School, making it an ideal choice for families. Internally, the property is beautifully presented throughout and briefly comprises a welcoming entrance hallway, a convenient downstairs WC, a bright and comfortable lounge, and a conservatory providing additional versatile living space. The heart of the home is a stunning, large open-plan dining kitchen, perfect for both everyday family life and entertaining, complemented by a separate utility room. To the first floor, there are four well-proportioned bedrooms, including a spacious master bedroom with en-suite facilities, along with a modern family bathroom. Externally, the property continues to impress with a substantial driveway providing off-road parking for multiple vehicles. The generous rear and side gardens offer excellent outdoor space, ideal for relaxing, entertaining, or family activities. Early internal viewing is strongly recommended to fully appreciate the size, quality, and location of this fantastic family home, and to avoid disappointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway UPVC double glazed window. Radiator. Ceiling light point. Stairs to first floor.

Lounge 20' 6" x 11' 11" (6.26m x 3.63m) UPVC double glazed bay window. Feature fire and surround. Two ceiling light points. UPVC double glazed patio doors to conservatory. Radiator.

Conservatory 13' 8" x 11' 11" (4.16m x 3.62m) UPVC double glazed throughout with patio doors leading to rear garden. Ceiling light point. Electric wall heater.

Open Plan Lounge/Diner 28' 8" x 8' 2" (8.73m x 2.50m) UPVC double glazed window to the front. Bi folding doors to rear aspect. Breakfast island. A range of modern wall and base units with inset sink and drainer. Gas hob, electric oven, built in microwave and plate warming tray. Extractor hood. Integrated fridge and freezer. Built in wine cooler. Feature spotlighting. Six ceiling light points. Two radiators.

Utility room 5' 9" x 4' 11" (1.75m x 1.5m) Composite door. UPVC double glazed window. Radiator. Ceiling light point. Door to integral garage.

Guest Cloaks Low flush wc. Wash hand basin. Radiator. Ceiling light point. UPVC double glazed window.

First Floor Landing

Bedroom 1 16' 2" x 10' 5" (4.93m x 3.17m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 2 13' 1" x 10' 0" (4.0m x 3.04m) UPVC double glazed window. Two porthole UPVC double glazed windows. Radiator. Ceiling light point.

En-suite 10' 4" x 5' 8" (3.16m x 1.72m) UPVC double glazed window. Radiator. Spotlighting. Shower cubicle with overhead thermostatic shower. Low flush wc. Pedestal wash hand basin. Bidet. Wall tiling.

Bedroom 3 10' 8" x 7' 10" (3.25m x 2.39m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 4 11' 6" x 9' 1" (3.5m x 2.77m) UPVC double glazed window. Radiator. Ceiling light point.

Bathroom UPVC double glazed window. Radiator. Spotlighting. Panelled bath. Low flush wc. Pedestal wash hand basin. Wall and floor tiling with feature lighting.

Integral Garage 16' 3" x 9' 11" (4.96m x 3.01m) Up and over door, power and lighting.

Externally laid to lawn garden with planted borders to the front, a generous block paved driveway for numerous cars. To the rear a paved patio area, stepped to laid to lawn garden to the rear with a generous side plot of laid to lawn garden.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, enjoying the remainder of the 155 year term which started on 8th December 1966 meaning there is 936 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is liable for Bury Council Tax. The property is D rated which is at an approximate annual cost of £2,555 (at the time of writing).

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 monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). "Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd"

