



MASTER BEDROOM



BEDROOM 2



BEDROOM 2



BATHROOM



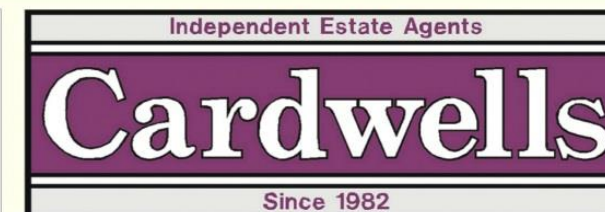
REAR GARDEN



PATIO



FRONT ASPECT



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Incorporating: Wright Dickson & Catlow, WDC Estates

PLEASINGTON DRIVE, BURY BL8 2ET



- DETACHED PROPERTY
- 4 BEDROOMS
- BATHROOM/CLOAKS/SHOWER
- 19FT BREAKFAST KITCHEN
- LIVING ROOM
- DINING ROOM
- LARGER CORNER PLOT
- GARAGE/2 DRIVEWAYS



259,950

BURY

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BOLTON

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WORSLEY

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Located in a small cul de sac next to Lowercroft school occupying a larger plot with individual driveways, an attached garage and a beautiful south west facing rear garden this mature detached family home is available to purchase with no vendor chain and given its' position in Lowercroft we advise viewing without delay. The house is within the catchment area for some highly rated schools, close to some picturesque countryside and is only a short distance from Bury's vibrant town centre which has a superb new shopping development, excellent leisure and transport facilities. The accommodation has gas central heating and double glazing and comprises in summary; ENTRANCE HALL WITH CLOAKS WC, LIVING ROOM WITH BAY WINDOW AND ARCHWAY OPENING TO A DINING ROOM WITH FEATURE OPEN STAIRS, 19FT KITCHEN BREAKFAST ROOM, FIRST FLOOR LANDING, FOUR EXCELLENT SIZE BEDROOMS, SHOWER TO THE MASTER BEDROOM AND A FAMILY BATHROOM. EXTERNALLY THE HOUSE HAS A LARGER STYLE FRONT GARDEN, TWO DRIVEWAYS, ATTACHED GARAGE AND UTILITY AND A MATURE WELL STOCKED REAR GARDEN WITH SOUTHERLY ASPECT.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall: 8' 5" x 3' 2" (2.56m x 0.96m) Hardwood style front door with side window, central heating radiator. Entrance doors into the living room and kitchen.

Cloaks WC: Comprises wall hung wash basin, low flush wc, cupboard, central heating radiator and a window to the front.

Living Room: 14' 9" x 11' 5" (4.49m x 3.48m) Bay window facing to the front, integral electric fire, central heating radiator. Open archway to dining room.

Dining Room: 11' 9" x 11' 5" (3.58m x 3.48m) Sliding patio doors opening to the rear garden, additional window to the side, open tread staircase, central heating radiator. Entrance door to the kitchen.

Breakfast Kitchen: 18' 5" x 8' 1" (5.61m x 2.46m) Extensive range of wall and base cupboards with complementary worktops and breakfast bar, integrated gas hob, electric oven and cooker hood, space for appliances, inset sink, integral cupboard, two central heating radiators, side and rear facing windows, hardwood style entrance door, wood panelled ceiling.

Utility: Separate outside room to the rear of the garage having power supply, lighting and plumbing for a washing machine.

First Floor Landing: Access to the loft which we are informed has boarding, lighting and a two part pull down steel ladder.

Master Bedroom with Shower: 15' 5" x 10' 5" (4.70m x 3.17m) Mirrored fitted wardrobes, side window, larger front facing window enjoying panoramic elevated views, central heating radiator. Integrated cupboard converted to a tiled shower facility.

Bedroom 2: 11' 5" x 8' 5" (3.48m x 2.56m) Rear facing window, central heating radiator.

Bedroom 3: 10' 8" x 8' 0" (3.25m x 2.44m) Front facing window, central heating radiator.

Bedroom 4: 8' 0" x 7' 8" (2.44m x 2.34m) Rear facing window, central heating radiator.

Family Bathroom: 7' 10" x 4' 11" (2.39m x 1.50m) Suite comprising panelled bath with electric shower fitted over, pedestal wash basin and a low flush wc, fully tiled, central heating radiator, side elevation window.

Externally:

Garage & Parking: Individual driveways to the front one leading to the attached garage 16' x 8'9 with power & lighting supply, up & over door, personal door to the rear and a side facing window.

Gardens: Established well proportioned front & rear gardens, patio areas, footpaths to each side.

Price: £259,950

Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, 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 and should be used as such by any interested party.

Please note: all viewings are by appointment only through our Bury Office



ENTRANCE HALL



CLOAKS/WC



LOUNGE



DINING ROOM



DINING ROOM



LANDING



MASTER BEDROOM