



**MASTER BEDROOM**



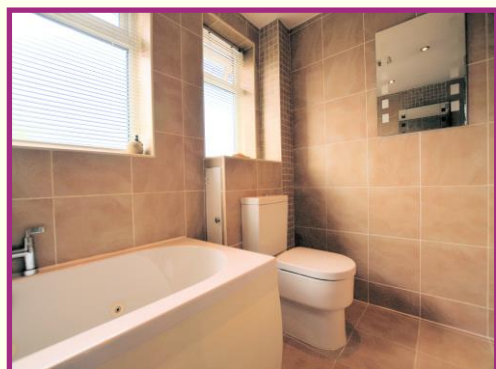
**BEDROOM 2**



**BEDROOM 3**



**BATHROOM**



**BATHROOM**



**GARDEN**



**PATIO**



**REAR GARDEN**



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Incorporating: Wright Dickson & Catlow, WDC Estates

**KENSINGTON DRIVE, BURY, BL8 2DE**



- EXTENDED DETACHED
- STYLISH INTERIOR
- THREE BEDROOMS
- 19FT LIVING ROOM
- QUALITY KITCHEN & BATHROOM
- DINING AREA
- OFFICE/UTILITY/WC
- SPACIOUS CORNER POSITION



**£225,000**

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\*STYLISH FREEHOLD DETACHED PROPERTY\*EXTENDED AND MODIFIED\*GENEROUS SIZE CORNER POSITION\*QUALITY KITCHEN AND BATHROOM\*VIEWING HIGHLY RECOMMENDED\* Viewing is mostly earnestly recommended in order to fully appreciate this fabulous detached family home which forms part of a much sought after residential estate just off Bolton Road not far from Elton sailing club. The property has already been extended but still has plenty of scope for further development (subject to any neccessary consents) and is presented in excellent decorative order with the benefit of both gas central heating and double glazing. The accommodation comprises; PORCH, ENRANCE HALL, 19FT LIVING ROOM, FITTED BREAKFAST KITCHEN OPENING TO A DINING AREA, REAR HALL, OFFICE AND UTILITY. UPSTAIRS ARE THREE GOOD SIZE BEDROOMS AND A SUPER FAMILY BATHROOM. Viewing a must!

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Porch** Upvc style porch with windows and french doors, tiled flooring.

**Entrance Hall** Two raditors, stylish chrome/wood balustraded staircase with in built storage cupboard, front door and window.

**Living Room** 19' 5" x 13' 6" (5.91m x 4.11m) (Maximum length and width) Front elevation window, two central heating radiators, fireplace with hearth and inset housing a living flame gas fire, attractive wood flooring, french doors to dining area.

**Kitchen/Breakfast Room** 12' 7" x 8' 8" (3.83m x 2.64m) (Maximum length and width) Stylish range of gloss finished base and wall cabinets and drawers, coordinating worktops and breakfast bar, top pelmet /worktop downlighting, integrated dishwasher, inset stainless steel sink with mixer tap. Integrated 5 ring gas hob, cooker hood over, separate integrated double oven, space for appliances, complementary wall and floor tiling, inset ceiling downlighters, rear elevation window, central heating radiator. OPENING TO DINIG SPACE;

**Dining area** 11' 5" x 7' 4" (3.48m x 2.23m) Rear elevation french doors opening to decked patio with canopy overhang and downlighting, bow window to rear, matching tiled floor, central heating radiator, inset ceiling downlighting.

**Rear hall** 5' 8" x 2' 6" (1.73m x 0.76m) External door to the garden, sliding door to office and entry to the utility.

**Office** 7' 4" x 7' 5" (2.23m x 2.26m) Forming part of the original garage having a side elevation top window, central heating radiator and entrance door to front of garage storage space which measures 8'3 x 6'9 having a up and over garage door at the front, gas and electricity meters.

**Utility/WC** 5' 8" x 5' 5" (1.73m x 1.65m) Wc, plumbed for washing machine, fitted worktop.

**First Floor Landing** Stairs with half landing and side elevation window, integrated airing cupboard.

**Master bedroom** 11' 3" x 10' 7" (3.43m x 3.22m) Contemporary style floor to ceiling fitted wardrobes with hanging rails and shelving, front elevation window, central heating radiator.

**Bedroom 2** 10' 7" x 8' 1" (3.22m x 2.46m) Rear elevation window, central heating radiator.

**Bedroom 3** 9' 9" x 8' 1" (2.97m x 2.46m) (L-shaped max measurements) Fitted wardrobe, front elevation window, central heating radiator, in-built cupboard over stairs.

**Family Bathroom** 8' 1" x 5' 5" (2.46m x 1.65m) Modern well appointed family bathroom with full wall and floor tiling to complement a suite comprising; jacuzzi style bath, pedestal hand wash basin, low flush wc and recess with enclosed shower. Chrome towel radiator, rear elevation window.

**Externally** The property occupies a sizeable corner position with a good size paved drive, carport and two sections of lawned gardens to the front and side. To the rear and partly to the side is a very good size fully enclosed garden with lawn, decked patio, range of established planting and garden shed. There is ample room to extend the house subject to any neccessary consents. A further footpath extends to the opposite side of the house allowing all round access.

**Tenure** We are advised by the vendor the property is FREEHOLD.

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

**Price** £225,000

**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.



**DINING AREA**



**STUDY**



**KITCHEN**



**KITCHEN**



**KITCHEN**



**UTILITY/WC**