



KITCHEN



MASTER BEDROOM



BATHROOM



GARDEN



LANDING



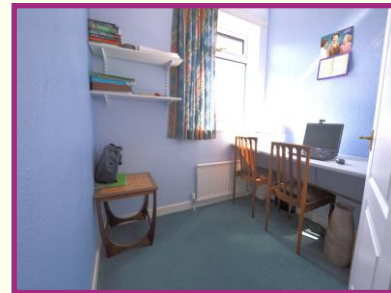
BEDROOM 2



GARDEN



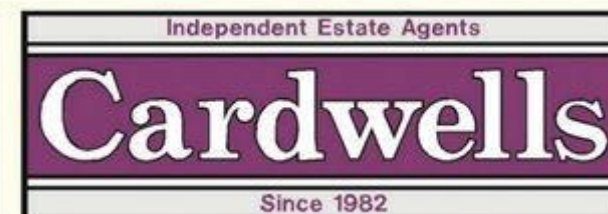
MASTER BEDROOM



BEDROOM 3



GARDEN



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Incorporating: Wright Dickson & Catlow, WDC Estates

GREENMOUNT DRIVE, BURY, BL8 4HA



- MATURE DETACHED PROPERTY
- PRIME RESIDENTIAL POSITION
- FOUR BEDROOMS
- SPACIOUS FAMILY BATHROOM
- 20FT LIVING ROOM
- DINING ROOM AND KITCHEN
- PORCH/HALL/GUEST WC
- GCH/DG/GARAGE



£349,950

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Viewing is highly recommended for this mature Freehold Detached property which is located in the much sought after district of Greenmount North of Bury close to Holcombe Brook which offers a good range of shops and amenities, and is well placed for local schools. The house is favourably positioned at the head of the cul de sac and stands in a good size plot with a very impressive rear garden allowing ample room to extend and includes driveway parking and an attached garage. The property is immaculately presented throughout and has the benefit of high quality/performance upvc style double glazing, combi style gas central heating, cavity wall insulation and alarm system. In summary the accomodation comprises; STORM PORCH, HALL WITH GUEST WC, SPACIOUS DUAL ASPECT LOUNGE, DINING ROOM AND A BREAKFAST STYLE KICHEN. THE FIRST FLOOR HAS A GOOD SIZE LANDING WITH ENTRY TO THE FOUR BEDROOMS AND FAMILY BATHROOM. We most earnestly recommend a full inspection in order to fully appreciate the house, grounds and location.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch Storm porch with uPVC entrance door, windows and a tiled floor.

Entrance Hall 5' 4" x 5' 3" (1.62m x 1.60m) Side elevation window, radiator.

Cloakroom 5' 6" x 5' 1" (1.68m x 1.55m) Wc, pedestal wash basin, side elevation window.

Lounge 19' 8" x 14' 2" (5.99m x 4.31m) Large dual aspect lounge with a mounted contemporary style electric flame effect fire with remote control handset, large front and rear elevation windows allowing plenty of natural light to enter the room, radiator.

Dining Room 12' 3" x 11' 5" (3.73m x 3.48m) Front elevation window, internal wall glazing to lounge and hallway, stairs, radiator.

Kitchen/Breakfast Room 15' 9" x 7' 8" (4.80m x 2.34m) Range of base and wall units with coordinating worktops, integrated gas hob and electric oven, pull out cooker hood, inset double drainer sink with mixer tap, space and plumbed for appliances, wall tiling to complement, side and rear elevation windows, uPVC entrance door, radiator. Archway to separate area with space for a small breakfast table, fitted cupboard with louvre doors, rear elevation window.

First Floor Landing 13' 2" x 5' 9" (4.01m x 1.75m) Rear elevation window, balustraded stairs, loft access with ladder, radiator.

Master bedroom 14' 3" x 10' 2" (4.34m x 3.10m) Measured into fitted wardrobes, rear elevation window overlooking the garden, radiator, fitted wardrobes with hanging rails and shelving, matching dresser unit.

Bedroom 2 12' 4" x 9' 4" (3.76m x 2.84m) Plus doorway area. Fitted wardrobes with top bridging cupboards, matching dressing table, front elevation window, radiator.

Bedroom 3 11' 6" x 9' 8" (3.50m x 2.94m) Fitted wardrobes, matching drawer set and bedside cabinet, front and side elevation windows, radiator.

Bedroom 4 7' 3" x 6' 2" (2.21m x 1.88m) Front elevation window, radiator.

Family Bathroom 9' 6" x 7' 9" (2.89m x 2.36m) Spacious family bathroom with a three piece pastel coloured suite comprising; panelled bath with mounted chrome bar shower, pedestal wash basin and a low flush wc. Complementary wall tiling, radiator, side and rear elevation windows, airing cupboard which houses the Worcester combi style central heating boiler.

Externally Spacious garden frontage and tandem driveway which serves a attached 21' x 8'6 garage with up and over door, personal door to the rear garden, side window, power and lighting supply. Footpaths extend to each side of the house allowing allround access to a superb beautifully presented rear and side garden which extends in width to around 95ft at the widest point being mostly lawned complemented by patio areas and established planting. Outside water tap, garden shed, security lighting.

Price: £349,950

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.



PORCH



HALL



GUEST WC



LOUNGE



LOUNGE



DINING ROOM



DINING ROOM



KITCHEN

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