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**PLAYROOM/OFFICE**



**LANDING**



**MASTER BEDROOM**



**MASTER BEDROOM**



**EN-SUITE**



**BEDROOM 2**



**BEDROOM 2**



**BEDROOM 3**



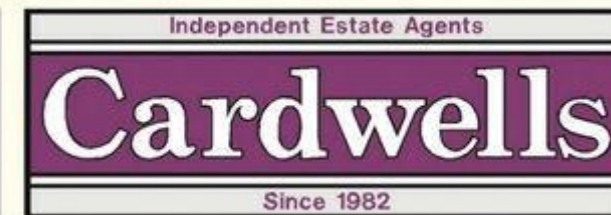
**BATHROOM**



**GARDEN**



**GARDEN**



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Incorporating: Wright Dickson & Catlow, WDC Estates

## DONNINGTON ROAD, RADCLIFFE, M26 3TT



- IMPRESSIVE DET PROPERTY
- FOUR BEDROOMS
- LUX. ENSUITE & BATHROOM
- 3 RECEPTION ROOMS
- KITCHEN BREAKFAST ROOM
- GUEST WC/CONSERVATORY
- GCH/DG/ALARMED
- SIZEABLE GARDENS/PARKING



**£265,000**

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Fabulous DETACHED family home with highly specified, stylish accommodation with lots of space and benefitting from full double glazing and combi style gas central heating. The property forms part of the much sought after 'Montgomery Park' development off Radcliffe Moor Road a very convenient location for commuting to Bury, Bolton and neighbouring towns and stands in a generous size plot with ample driveway parking and sizeable front and rear gardens. Viewing is absolutely essential to appreciate the true size of the house which offers some outstanding features ie: High gloss Breakfast Kitchen, conversion of the original garage into a large Office/Playroom, Conservatory, luxury Ensuite and Family Bathroom and fitted wardrobes to three of the bedrooms. The accommodation comprises in summary: ENTRANCE HALL WITH GUEST WC, LOUNGE WITH FIREPLACE AND BAY WINDOW, SEPARATE DINING ROOM, CONSERVATORY, OFFICE/PLAYROOM, SPACIOUS BREAKFAST KITCHEN, FIRST FLOOR, GALLERY STYLE LANDING, FOUR BEDROOMS, ENSUITE, FAMILY BATHROOM AND ACCESS TO A GOOD LOFT AREA WHICH IS PARTLY BOARDED. Viewing is highly recommended.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hall:** 11' 11" x 4' 7" (3.63m x 1.40m) Front elevation entrance door and window, central heating radiator.

**Guest WC:** 7' 11" x 3' 0" (2.41m x 0.91m) Comprising a pedestal wash basin and low level wc, central heating radiator, side elevation window.

**Lounge:** 15' 9" x 12' 2" (4.80m x 3.71m) (PLUS BAY) Spacious lounge with a feature period style fireplace housing a living flame gas fire, two radiators, ceiling cornice, front elevation bay window, entrance door to hallway, double doors opening to the Dining Room.

**Dining Room:** 10' 2" x 9' 8" (3.10m x 2.94m) Sliding patio doors to the rear elevation allowing access to the Conservatory, central heating radiator, ceiling cornice, entrance door to the kitchen.

**Conservatory:** 12' 3" x 9' 9" (3.73m x 2.97m) Window elevations and dwarf walling surround to three sides, French doors opening to the garden, polycarbonate style roof system, laminate flooring.

**Kitchen/Breakfast Room:** 15' 6" x 11' 0" (4.72m x 3.35m) Highly appointed contemporary gloss finish kitchen having a good range of base and wall cabinets including peninsula divider, coordinating granite style worktops, integrated fridge freezer, dishwasher, electric halogen style hob and separate Bosch electric double oven with grill, cooker hood, inset composite style single drainer sink with mixer tap, complementary tiling, worktop downlighting, inset ceiling downlighters, central heating radiator, space and plumbing for washing machine, storage cupboard. Rear elevation window and entrance door, entrance door to the hall.

**Playroom/Office:** 16' 11" x 7' 11" (5.15m x 2.41m) MAX (Former garage) Front elevation window, central heating radiator.

**First Floor:**

**Gallery Style Landing:** Stairs, spindled balustrade and bannister rail, side elevation window, central heating radiator, access to a good size partly boarded and insulated loft space with light and pull down aluminium ladder. Airing cupboard with mounted Worcester combi central heating boiler.

**Master Bedroom:** 13' 5" x 11' 8" (4.09m x 3.55m) PLUS DOORWAY AREA. Front elevation window, central heating radiator, fitted wardrobes with matching bedside cabinets, drawer set and dressing table.

**En-suite:** 5' 7" x 5' 6" (1.70m x 1.68m) Contemporary suite and tiling comprising; quadrant style enclosure shower with inset mixer shower, vanity sink unit with mixer tap, low level wc, shaver socket, chrome towel radiator, front elevation window, panelled ceiling with inset downlighting.

**Bedroom 2:** 12' 8" x 9' 4" (3.86m x 2.84m) Rear elevation window, central heating radiator, fitted wardrobes.

**Bedroom 3** 8' 10" x 7' 6" (2.69m x 2.28m) Rear elevation window, central heating radiator, fitted wardrobe unit and single bed.

**Bedroom 4:** 8' 8" x 7' 11" (2.64m x 2.41m) (PLUS DOORWAY AREA) Front elevation window, central heating radiator.

**Family Bathroom:** 6' 11" x 6' 5" (2.11m x 1.95m) Stylish family bathroom with attractive travertine style ceramic wall tiling to complement a white suite comprising; Jacuzzi bath with bath screen and chrome bar shower, combination style vanity sink unit and wc with concealed cistern, central heating radiator, rear elevation window, shaver socket, inset ceiling downlighters.

**Externally:** The property occupies a generous size plot set back with a spacious lawned garden and driveway to the front, footpaths/access to each side, well proportioned and attractively landscaped rear garden with a combination of lawned and paved ground cover including stone footpath and patio, garden shed, outside security light and cold water tap, established fruit flowerbed.

**Price:** £265,000

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



**HALLWAY**



**GUEST WC**



**LOUNGE**



**LOUNGE**



**DINING ROOM**



**BREAKFAST KITCHEN**



**BREAKFAST KITCHEN**



**CONSERVATORY**