



**BEDROOM 2**



**BEDROOM 3**



**BEDROOM 3**



**BATHROOM**



**BATHROOM**



**REAR GARDEN**



**GARAGE**



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Incorporating: Wright Dickson & Catlow, WDC Estates

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



- STUNNING SEMI- DETACHED
- SUPERB/IMMACULATE INTERIOR
- THREE BEDROOMS
- LUX. KITCHEN & BATHROOM
- PORCH AND HALL
- CONSERVATORY
- GCH/DG/GARAGE
- VIEWING ESSENTIAL



**£199,950**

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**\*STUNNING SEMI DETACHED FAMILY HOME\*ULTRA MODERN, HIGH END INTERIOR\*LUXURY FEATURES THROUGHOUT\*VIEWING ESSENTIAL TO APPRECIATE.** This outstanding semi detached property is located in a much sought after area forming part of a highly regarded estate reached from Bolton Road only a short distance from Elton sailing club and within easy reach of Bury, schools, transport and shopping facilities. The property is truly stunning and has been comprehensively and tastefully modernised in recent years which is clearly apparent once inside with features such as, oak style doors, underfloor heating, luxury kitchen and bathroom, inset downlighting and designer radiators. Viewing is an absolute must in order to appreciate the house fully which offers accommodation which is fully double glazed and gas centrally heated comprising; STORM PORCH, ENTRANCE HALL, LIVING ROOM, 19FT KITCHEN/DINER, CONSERVATORY, FIRST FLOOR LANDING, THREE BEDROOMS AND FAMILY BATHROOM. EXTERNALLY AMPLE PARKING, DETACHED BRICK GARAGE AND LANDSCAPED LOW MAINTENANCE GARDENS. The perfect family home!  
**ACCOMODATION AND APPROXIMATE ROOM SIZES:**

**Storm Porch** 7' 3" x 3' 1" (2.21m x 0.94m) Upvc entrance door, windows and panels, composite style internal door to the hall, laminate flooring.

**Entrance Hall** Laminate flooring, contemporary glass/wood balustraded stairs, understairs cupboard, radiator, inset ceiling downlighters.

**Living Room** 13' 4" x 11' 3" (4.06m x 3.43m) Upvc double glazed picture style front elevation window, laminate flooring, designer radiator, inset ceiling downlighters. Open entry to kitchen diner.

**Kitchen/Diner** 19' 7" x 7' 11" (5.96m x 2.41m) Absolutely stunning room with part underfloor heating and designer vertical radiator, bi-fold doors opening to the conservatory, laminate flooring throughout, inset ceiling downlighters, upvc double glazed rear elevation window, spacious dining area open to high end gloss white kitchen with handle free doors to base and wall units, contrasting 'Silestone' style worktops nd upstands, underhung sink with chrome mixer tap, NEFF integrated microwave with grill function, oven and halogen hob with concealed cooker extractor. Integrated dishwasher, washing machine and tall fridge freezer.

**Conservatory** 10' 10" x 8' 10" (3.30m x 2.69m) Dwarf walling with upvc double glazed windows to each elevation, side entrance door with access to the garden, laminate flooring, underfloor heating.

**First Floor Landing** Stairs with half landing and upvc double glazed side elevation window, loft access, inset ceiling downlighters.

**Master bedroom** 11' 5" x 10' 6" (3.48m x 3.20m) Upvc double glazed front elevation window, radiator, inset ceiling downlighters.

**Bedroom 2** 10' 6" x 8' 3" (3.20m x 2.51m) Upvc double glazed rear elevation window, radiator, inset ceiling downlighters.

**Bedroom 3** 8' 11" x 8' 2" (2.72m x 2.49m) Maximum measurements. Upvc double glazed front elevation window, radiator, built in storage cupboard, inset ceiling downlighters.

**Family Bathroom** 8' 11" x 8' 2" (2.72m x 2.49m) Superb luxury style bathroom offering a real high end feel having a three piece designer suite comprising; panelled bath with bath screen, thermostatic chrome tap/shower unit serving rainhead shower and hand shower, vanity wash basin with chrome mixer tap and matching wc. Stylish slate effect wall tiling with mosaic glass divide, inset ceiling downlighters, chrome towel radiator, airing cupboard housing combi boiler, two rear elevation upvc double glazed windows.

**Externally** Double width paved drive to the front and garden with artificial grass. Wrought iron gates opening to additional side driveway serving a detached brick garage. Landscaped rear garden with paved footpaths/patio area, raised garden with sleepers and artificial lawn, fenced surround, outside tap.

**Price** £199,950

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**HALLWAY**



**LOUNGE**



**KITCHEN/DINER**



**CONSERVATORY**



**LANDING**



**MASTER BEDROOM**



**MASTER BEDROOM**



**BEDROOM 2**