



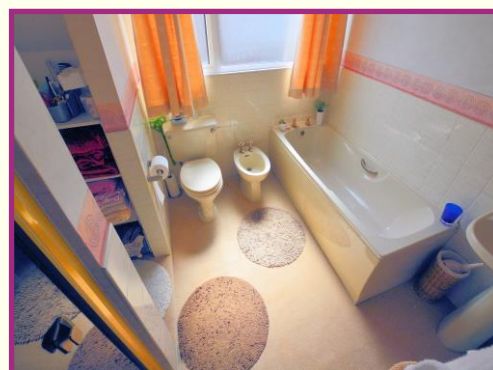
MASTER BEDROOM



BEDROOM 2



BEDROOM 3



FAMILY BATHROOM



REAR



REAR GARDEN



SIDE GARDEN



SIDE PATIO



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Incorporating: Wright Dickson & Catlow, WDC Estates

FRECKLETON DRIVE, BURY, BL8 2JA



- EXTENDED DET PROPERTY
- LARGE CORNER PLOT
- THREE DOUBLE BEDROOMS
- BATHROOM & SHW'ROOM
- LOUNGE/D'ROOM/CONSERVATORY
- LARGE KITCHEN- DINER
- DOUBLE GARAGE & DRIVE
- VIEWING HIGHLY RECOMMENDED



£300,000

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Occupying a superb size corner position with extensive gardens, large driveway and a Double Garage this EXTENDED FREEHOLD DETACHED PROPERTY offers excellent size and versatile accommodation which benefits from both gas central heating and double glazing and is sold with NO CHAIN. The property is located on the ever popular Seddons Farm Estate well placed for some excellent schools and within essay reach of the shopping parade on Mile Lane. Features include; 3 DOUBLE BEDS, BATHROOM AND SHOWER ROOM, LARGE KITCHEN-DINER, 20FT LOUNGE AND A CONSERVATORY. The full accommodation comprises; PORCH, ENTRANCE HALL, SHOWER ROOM, LOUNGE, DINING ROOM, KITCHEN-DINER, CONSERVATORY AND MASTER BEDROOM. THE FIRST FLOOR HAS A GALLERY LANDING, TWO FURTHER DOUBLE BEDROOMS AND A FAMILY BATHROOM. Viewing is highly recommended.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch Side entrance door and front elevation window, tiled floor, hallway entrance door.

Entrance Hall 18' 4" x 6' 0" (5.58m x 1.83m) Plus stairs and entrance area to lounge. Radiator.

Lounge 21' 11" x 11' 10" (6.68m x 3.60m) Side and front elevation windows, slate tiled plinth fireplace with inset fire, two radiators. OPEN TO DINING ROOM.

Dining Room 9' 0" x 8' 1" (2.74m x 2.46m) Side elevation patio doors, radiator.

Kitchen/Diner 16' 2" x 11' 6" (4.92m x 3.50m) Excellent size kitchen diner with a comprehensive range of wall and base cabinets and coordinating worktops, space for cooker, integrated fridge/freezer, dishwasher and washing machine, inset sink, complementary tiling, side and rear elevation windows, rear entrance door, radiator, inset ceiling lighting.

Conservatory 13' 6" x 9' 8" (4.11m x 2.94m) Tiled flooring, side elevation French doors, full size window elevations.

Master bedroom 20' 3" x 10' 0" (6.17m x 3.05m) Fitted wardrobes and complementary furniture, radiator, picture window to rear elevation.

Shower Room 7' 8" x 4' 9" (2.34m x 1.45m) Suite comprising; corner fitted enclosure shower with mounted electric shower, pedestal wash basin and a wc. Tiling to complement, radiator, rear elevation window.

First Floor Landing Gallery style landing served by return stairs and half landing area and side window.

Bedroom 2 13' 0" x 11' 11" (3.96m x 3.63m) Measured to lower eaves wall. Fitted mirrored wardrobes, front elevation window, radiator.

Bedroom 3 13' 0" x 10' 0" (3.96m x 3.05m) Fitted wardrobes, rear elevation window, radiator.

Family Bathroom 8' 11" x 8' 0" (2.72m x 2.44m) Suite comprising; panelled bath, step in shower, wc, bidet and wash basin. Partition walling with shelving.

Driveway and garage Sizeable block paved driveway with space for at least 4 cars serving a double garage measuring internally 18'2 x 15'9 having remote opening double door, personal door allowing access to the rear garden, mounted central heating boiler, power and lighting supply.

Gardens The property stands in extensive size predominantly lawned gardens to three sides all of which are well tended and beautifully presented. The rear garden is fully enclosed and has a patio area, side gate, water tap and an assortment of established planting. To the opposite side of the property is a 12ft (approx.) wide footpath which has a pond and garden shed.

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

Price £300,000

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

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

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.



HALLWAY



LOUNGE



DINING ROOM



BREAKFAST KITCHEN



CONSERVATORY



G/F SHOWER ROOM



LANDING



MASTER BEDROOM