



BEDROOM THREE



BEDROOM FOUR



FAMILY BATHROOM



REAR GARDEN



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Incorporating: Wright Dickson & Catlow, WDC Estates

**GRASMERE DRIVE, BURY
BL9 9GA**



- DETACHED HOME
- FOUR BEDROOMS
- MASTER WITH ENSUITE
- TWO RECEPTION ROOMS
- LARGE KITCHEN
- DOUBLE GLAZING, GCH
- INTEGRAL GARAGE; DRIVEWAY
- OFFERED WITH NO CHAIN



OIRO £233,000

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Offered For Sale by Cardwells Estate Agents and with NO CHAIN is this lovely four bedroom detached home in a fabulous corner position in the excellent, modern Rochmere Park development. The property is in good order throughout, being tastefully decorated and neatly presented. Benefiting from gas central heating and double glazing, this family home briefly comprises entrance hall, 16' lounge, separate dining room, large fitted kitchen with utility off, guest WC and integral garage. To the first floor are four bedrooms, including the fitted master with en-suite, and family bathroom. Externally there is a driveway for two cars, and fenced gardens to the front and rear. Viewing is highly recommended to appreciate the scope of the accommodation available, and by appointment only through our Bury branch on 0161 761 1215.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall 13' 3" x 6' 0" (4.04m x 1.83m) Double glazed entrance door with double glazed windows to each side, understairs storage cupboard, radiator, stairs to first floor, internal door to integrated garage

Lounge 13' 1" x 10' 7" (3.98m x 3.22m) uPVC double glazed window to front, gas fire with marble hearth and surround, laminate flooring, radiator, french doors open to

Dining Room 10' 7" x 8' 9" (3.22m x 2.66m) uPVC double glazed french doors to rear garden, laminate flooring, radiator

Kitchen 11' 2" x 10' 6" (3.40m x 3.20m) Range of fitted modern base and wall units with drawers and contrasting worksurfaces, inset 1.5 bowl stainless steel sink and drainer unit with mixer tap over, inset stainless steel 4 ring gas hob with extractor over, integrated double oven, integrated dishwasher, integrated fridge freezer, breakfast bar, splash tiling and tiled floor

Utility 6' 2" x 5' 3" (1.88m x 1.60m) Base units and worksurfaces to match the kitchen, stainless steel sink and drainer unit with mixer tap over, space for automatic washing machine, tiled floor extending from kitchen, tiled splashbacks, double glazed entrance door to rear garden

Guest WC White two piece suite with WC and sink, radiator, tiled floor

Landing Built in storage cupboard, loft access point

Bedroom One 15' 4" x 10' 7" (4.67m x 3.22m) uPVC double glazed window, range of fitted wardrobes with matching bedside cabinets, drawers and dresser, laminate flooring, radiator

En Suite Modern white three piece suite comprising shower enclosure with mixer shower, WC, pedestal wash basin, splash tiling, uPVC double glazed window

Bedroom Two 16' 2" x 8' 4" (4.92m x 2.54m) at widest point. uPVC double glazed window, laminate flooring, radiator

Bedroom Three 11' 7" x 9' 7" (3.53m x 2.92m) uPVC double glazed window, radiator

Bedroom Four 9' 9" x 7' 11" (2.97m x 2.41m) uPVC double glazed window, laminate flooring, radiator

Family Bathroom Modern white three piece suite comprising panel bath with shower over and glass screen, pedestal wash basin and dual flush WC, splash tiling to walls, uPVC double glazed privacy window

Integral Garage 16' 11" x 8' 1" (5.15m x 2.46m) max internal. Up and over door, gas central heating boiler, has power and lighting

Externally To the front there is a double driveway serving the integral garage with an ample lawned front garden, which is enclosed from the road by low level fencing. The rear garden is fully enclosed and laid to lawn with a small patio area for table and chairs

Price OIRO £233,000

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

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LOUNGE



DINING ROOM



UTILITY ROOM



GUEST WC



LANDING



MASTER BEDROOM



EN-SUITE



BEDROOM TWO