





# 5 MANOR GARDENS

## Property at a glance

- BESPOKE BUILT FREEHOLD MODERN DETACHED HOME
- GATED DEVELOPMENT OF ONLY 5 EXECUTIVE PROPERTIES
- CONVENIENT LOCATION FOR BURY, WHITEFIELD & MOTORWAY
- ADAPTABLE ACCOMMODATION OVER THREE FLOORS
- FIVE BEDROOMS (MAIN WITH WALK-IN WARDROBE AND ENSUITE)
- AIR CONDITIONING TO ALL LIVING ROOMS AND BEDROOMS
- CINEMA ROOM ON SECOND FLOOR
- FABLOUS LOW MAINTENANCE GARDENS
- GARDEN ROOM WITH KITCHEN/DINER & SAUNA & SHOWER ROOM

A magnificent recently constructed and substantially extended Freehold detached property being one of only 5 detached homes on this exclusive, gated development constructed in 2012. Manor Gardens is located pretty much midway between Bury & Whitefield town centres and is set back off the main Manchester Road in a leafy 'backwater' location and yet there is good access to Bury town centre facilities, the M60 Motorway system and indeed Manchester City Centre. Number 5 has been remodelled to a bespoke design, our vendors have extended the accommodation recently with a two storey extension to the side and constructed a fabulous garden room complete with sauna, kitchen/dining area and shower room. They are to be congratulated on their attention to detail and sheer high standard of workmanship throughout.

The adaptable accommodation is spread over three floors and provides ample space for a large multi generational family. Air conditioning is fitted to all reception rooms and bedrooms and by contrast there is underfloor heating to the ground floor and all bathrooms to include the garden room. The main heating system is fired by a Vaillant gas central heating boiler and of course there is upvc double glazing throughout, this has resulted in an Energy Performance Rating score of B.

To the outside there are well laid out gardens to the front and rear with off road parking for up to four cars. The rear garden is fully enclosed and low maintenance with artificial lawns and planted areas.

Tenure - Freehold  
Council Tax Banding - E  
EPC Rating - B









Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

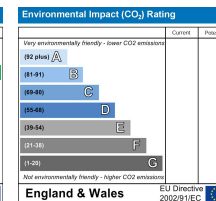
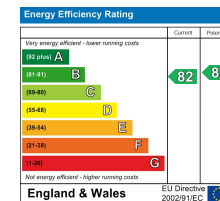
Approximate total area<sup>(1)</sup>  
294.9 m<sup>2</sup>  
Reduced headroom  
2.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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