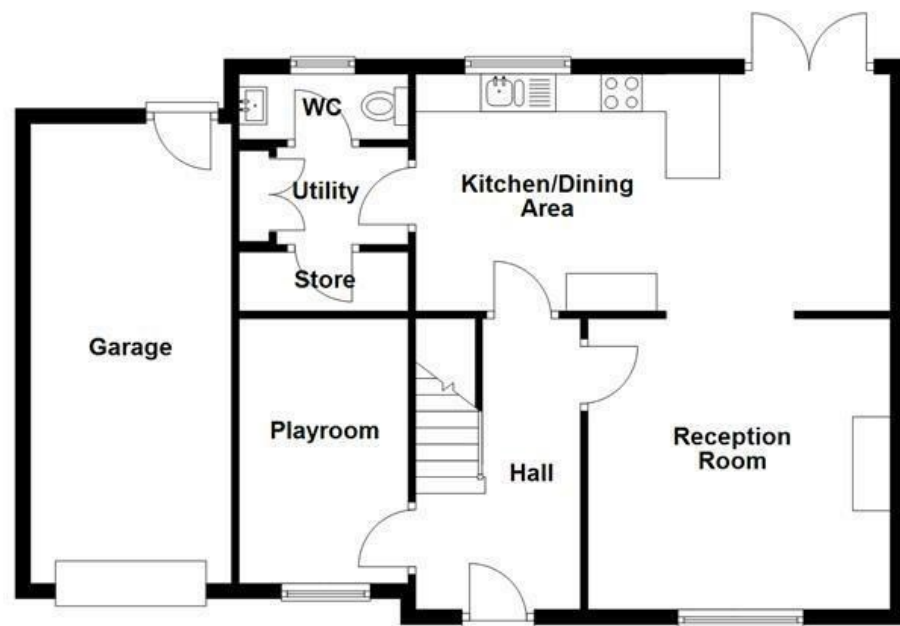
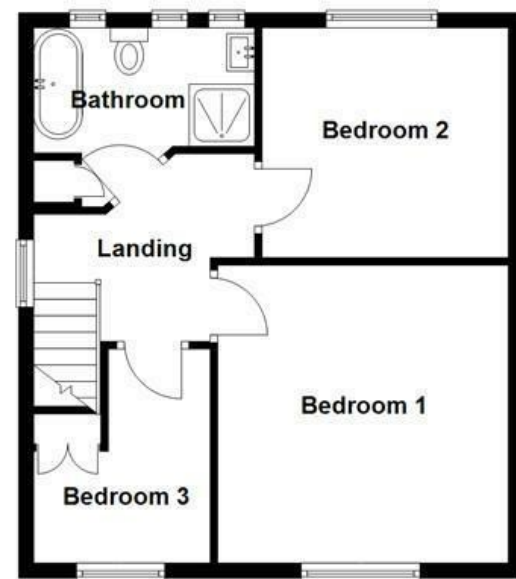


Ground Floor



First Floor



## Throstle Grove, Bury, BL8 1EB

### £350,000

AN EXCEPTIONAL SEMI DETACHED PROPERTY

Having undergone a full transformation to the highest standard throughout and flowing with style and charm, this outstanding three bedroom semi detached property is being proudly welcomed to the market in the desirable location of Brandlesholme within Bury. Offering an abundance of stylish indoor and outdoor space, modern fixtures and fittings and having been presented and maintained immaculately throughout, this enviable property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Bury, Rossendale, Manchester and major motorway links. With added garage, low maintenance gardens and open plan kitchen and living space, this property is truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a play room, reception room, contemporary fitted kitchen diner and housed a staircase to the first floor. The kitchen boasts modern wall and base units, high quality integrated appliances and leads openly on to the reception room, doors through to a utility room and French doors out to the rear. The utility room guides you on to a WC and store room. The first floor comprises of doors on to three generously sized bedrooms and a modern four piece family bathroom. Externally there is an enclosed, low maintenance garden to the rear with artificial lawn, composite decking and bedding and access to the garage. To the front there is a driveway with access to the garage.

For further information or to arrange a viewing please contact our Bury branch at your earliest convenience.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 72                      | 81        |
| England & Wales                             | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Throstle Grove, Bury, BL8 1EB

## £350,000

 3  1  2  C

- Exquisite Semi Detached Property
  - Stunning Dining Kitchen
  - Ample Off Road Parking
  - EPC Rating C
- Three Bedrooms
  - Presented to Highest Standard Throughout
  - Tenure Freehold
- Four Piece Bathroom Suite
  - Immaculate Rear Garden
  - Council Tax Band C

### Ground Floor

#### Entrance Hall

12'9 x 7'2 (3.89m x 2.18m)

Composite double glazed frosted front door, smoke detector, meter cupboard, wood panel elevation, tiled flooring, oak door to reception room, oak single glazed doors to playroom, kitchen/dining area and stairs to first floor.

#### Playroom

13'11 x 7'5 (4.24m x 2.26m)

UPVC double glazed window, upright central heating radiator, spotlights, television point and wood effect laminate flooring.

#### Reception Room

13'3 x 12'9 (4.04m x 3.89m)

UPVC double glazed window, central heating radiator, coving, cast iron multifuel burner with stone hearth and oak mantel, television point and open to kitchen/dining area.

#### Kitchen/Dining Area

20'10 x 10'4 (6.35m x 3.15m )

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with granite work surfaces and splashback, inset one and a half bowl sink with high spout mixer tap, integrated high rise combi oven and microwave, four ring induction hob and extractor hood, integrated dishwasher, space for American-style fridge freezer, spotlights, pendant lighting, tiled flooring, oak door to utility and UPVC double glazed French doors to rear.

#### Utility

7'3 x 4'3 (2.21m x 1.30m )

Upright central heating radiator, integrated washing machine, integrated dryer, spotlights, tiled flooring, oak doors leading to WC and store room.

#### WC

7'3 x 2'2 (2.21m x 0.66m )

UPVC double glazed frosted window, vanity top wash basin with mixer tap, dual flush WC, spotlights and tiled flooring.

#### Store Room

7'3 x 2'10 (2.21m x 0.86m)

### First Floor

#### Landing

9'9 x 6'7 (2.97m x 2.01m)

UPVC double glazed frosted window, smoke detector, loft access, wood panel elevation, oak doors leading to three bedrooms and family bathroom.

#### Bedroom One

13'0 x 12'8 (3.96m x 3.86m)

UPVC double glazed window and central heating radiator.

#### Bedroom Two

10'9 x 10'2 (3.28m x 3.10m )

UPVC double glazed window and central heating radiator.

#### Bedroom Three

9'4 x 7'10 (2.84m x 2.39m)

UPVC double glazed window, central heating radiator, fitted wardrobe, wood panel elevation and wood effect laminate flooring.

#### Bathroom

9'9 x 7'11 (2.97m x 2.41m)

Three UPVC double glazed frosted windows, central heated towel rail, freestanding bath with mixer tap, double direct feed rainfall shower enclosed, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, integrated linen cupboard, spotlights and tiled flooring.

#### External

#### Rear

Enclosed garden with artificial lawn, composite decking, bedding areas and access to garage.

#### Garage

21'3 x 8'1 (6.48m x 2.46m)

Power, lighting and roller electric door.

#### Front

Driveway providing off road parking.



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