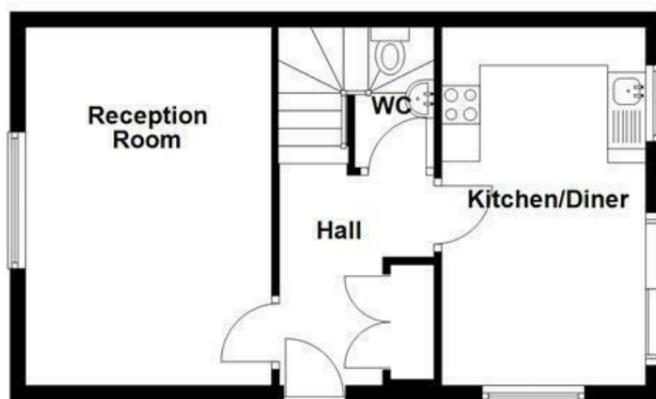
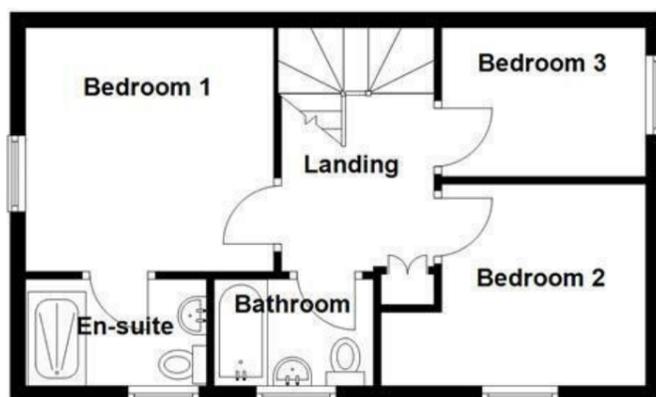


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.

## Clifford Drive, Bury, BL9 6GG

### Offers Over £325,000

#### STUNNING DETACHED FAMILY HOME

Welcome to this stunning house located on the desirable Clifford Drive. This property offers a perfect blend of modern living and family-friendly features, making it an ideal choice for those seeking a comfortable home.

As you enter, you are greeted by a spacious living room that provides ample space for relaxation and entertaining. The well-equipped kitchen is a highlight of the home, boasting contemporary fittings and a lovely view of the rear yard, which is beautifully enclosed and laid to lawn, perfect for children to play or for hosting summer gatherings.

The house comprises three well-proportioned bedrooms, with the master bedroom featuring its own ensuite shower room for added convenience. In addition to the ensuite, there is a downstairs WC and a family bathroom located upstairs, ensuring that all your needs are met with ease.

With a driveway and off-road parking available, this property provides a practical solution for vehicle owners, also included is an EV charging point for those with electric vehicles. The property is situated in a prime location, close to local schools and shops, making it an excellent choice for families looking for a community-oriented environment.

# Clifford Drive, Bury, BL9 6GG

## Offers Over £325,000

 **3**  **2**  **1**  **B**

- Stunning Detached Property
- Contemporary Fitted Dining Kitchen
- Off Road Parking
- EPC Rating B
- Three Bedrooms
- Presented to the Highest Standard Throughout
- Tenure Freehold
- Two Bathrooms
- Gardens to Front and Rear
- Council Tax Band D

### Entrance Hallway

9 x 6'9 (2.74m x 2.06m)

Composite double glazed front door, central heating radiator, spotlights, wood effect flooring, fitted storage, door to reception room, WC, kitchen/dining area and stairs to first floor.

### Reception Room

15'5 x 10'7 (4.70m x 3.23m)

Two UPVC double glazed windows, central heating radiator and television point.

### WC

6'6 x 3'1 (1.98m x 0.94m)

Central heating radiator, pedestal wash basin with mixer tap, dual flush WC, partially tiled elevations and wood effect flooring.

### Kitchen/Dining Area

15'4 x 8'9 (4.67m x 2.67m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate works surfaces and upstands, stainless steel and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, glass splashback, under unit lighting, integrated fridge freezer and dishwasher, spotlights and wood effect flooring.

### First Floor

#### Landing

6'8 x 4'7 (2.03m x 1.40m )

UPVC double glazed window, smoke alarm, loft access, doors to three bedrooms, bathroom and storage.

#### Bedroom One

10'9 x 10'6 (3.28m x 3.20m)

UPVC double glazed window, central heating radiator and door to en suite.

#### En Suite

7'6 x 4'7 (2.29m x 1.40m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with mixer tap, dual flush WC, direct feed shower enclosed, partially tiled elevations, spotlights, extractor fan and tiled effect flooring.

#### Bedroom Two

11'9 x 8'7 (3.58m x 2.62m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

8'9 x 6'4 (2.67m x 1.93m)

UPVC double glazed window and central heating radiator.

### Bathroom

6'6 x 5'5 (1.98m x 1.65m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, spotlights, partially fitted elevations and tiled effect flooring.

### External

### Rear

Laid to lawn garden with paved patio and access to double driveway.

### Front

Laid to lawn, paving and mature shrubbery.

