



| Energy Efficiency Rating                                                            |           |           |
|-------------------------------------------------------------------------------------|-----------|-----------|
|                                                                                     | Current   | Potential |
| Very energy efficient - lower running costs                                         |           |           |
| (92 plus) <b>A</b>                                                                  |           | <b>83</b> |
| (81-91) <b>B</b>                                                                    |           |           |
| (69-80) <b>C</b>                                                                    |           |           |
| (55-68) <b>D</b>                                                                    | <b>67</b> |           |
| (39-54) <b>E</b>                                                                    |           |           |
| (21-38) <b>F</b>                                                                    |           |           |
| (1-20) <b>G</b>                                                                     |           |           |
| 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## New Bridge Gardens, Bury, BL9 9PJ

### £210,000

AN ENVIABLE END TERRACED PROPERTY WITH GARAGE

Having been presented and updated the highest standard throughout with immaculate presentation, stylish interiors, modern fixtures and fittings and impressive conservatory, this idyllic three bedroom end terraced property is being proudly welcomed to the market in the desirable location of Bury on a popular estate. With off road parking and garage, this property is the perfect home for any growing family truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Bolton, Bury centre and major motorway links. With an open plan kitchen and living space, gardens to both the front and the rear and situated within the most convenient location, this property is the perfect family home ready to move straight into!

The property comprises briefly; a welcoming hallway provides access through to a spacious reception room, WC and houses a staircase to the first floor. The reception room leads on to a contemporary fitted kitchen which leads openly on to a fantastic conservatory. The first floor comprises of doors on to three bedrooms and a family bathroom. Externally there is an enclosed garden to the rear with artificial lawn and paved areas. To the front there is a laid to lawn garden with paving and access on to a driveway for two cars and garage.

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



New Bridge Gardens, Bury, BL9 9PJ  
£210,000

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- Modern End Terraced Property
  - Contemporary Fitted Kitchen
  - Off Road Parking And Garage
  - EPC Rating: D
- Three Bedrooms
  - Three Piece Bathroom
  - Tenure: Freehold
- Spacious Reception Room
  - Enclosed Rear Garden
  - Council Tax Band: B

Ground Floor

Hall

8'6 x 3'3 (2.59m x 0.99m)  
Composite double glazed entrance door, central heating radiator, smoke alarm, wood effect laminate flooring, stairs to first floor and doors to reception room and WC.

WC

4'10 x 2'9 (1.47m x 0.84m)  
UPVC double glazed frosted window, central heating radiator, dual flush WC, corner wall mounted wash basin with traditional taps and wood effect laminate floor.

Reception Room

16'6 x 10'4 (5.03m x 3.15m)  
UPVC double glazed window, central heating radiator, coving, smoke alarm, TV point and door to kitchen/dining room.

Kitchen/Dining Room

13'6 x 8'9 (4.11m x 2.67m)  
Central heating radiator, white gloss wall and base units, granite effect worktops, tiled splash back, stainless steel sink with draining board and mixer tap, integrated electric oven, four burner gas hob, extractor hood, space for fridge freezer, plumbing for dishwasher, under stairs storage, wood effect laminate floor and open access to conservatory.

Conservatory

14'10 x 12'1 (4.52m x 3.68m)  
UPVC double glazed window, central heating radiator, spotlights, TV point, plumbing for washing machine, space for dryer, PVC clad ceiling, wood effect laminate flooring and UPVC double glazed French doors to rear.

First Floor

Landing

8'8 x 6'7 (2.64m x 2.01m)  
Loft access, smoke alarm, storage cupboard and doors to three bedrooms and bathroom.

Bedroom One

13'6 x 9'9 (4.11m x 2.97m)  
Two UPVC double glazed windows, central heating radiator and over stairs storage.

Bedroom Two

8'10 x 7'7 (2.69m x 2.31m)  
UPVC double glazed window and central heating radiator.

Bedroom Three

8'10 x 5'10 (2.69m x 1.78m)  
UPVC double glazed window and central heating radiator.

Bathroom

6'7 x 5'5 (2.01m x 1.65m)  
Central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and electric feed shower over, extractor fan tiled elevation and tile effect lino flooring.

External

Front

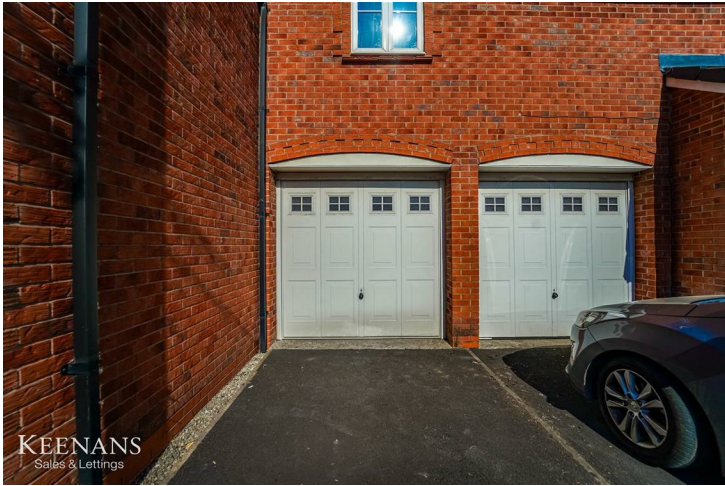
Laid to lawn garden, paving and driveway leading to garage.

Garage

17'11 x 8'1 (5.46m x 2.46m)  
Up and over garage door.

Rear

Enclosed decking area and paving.



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