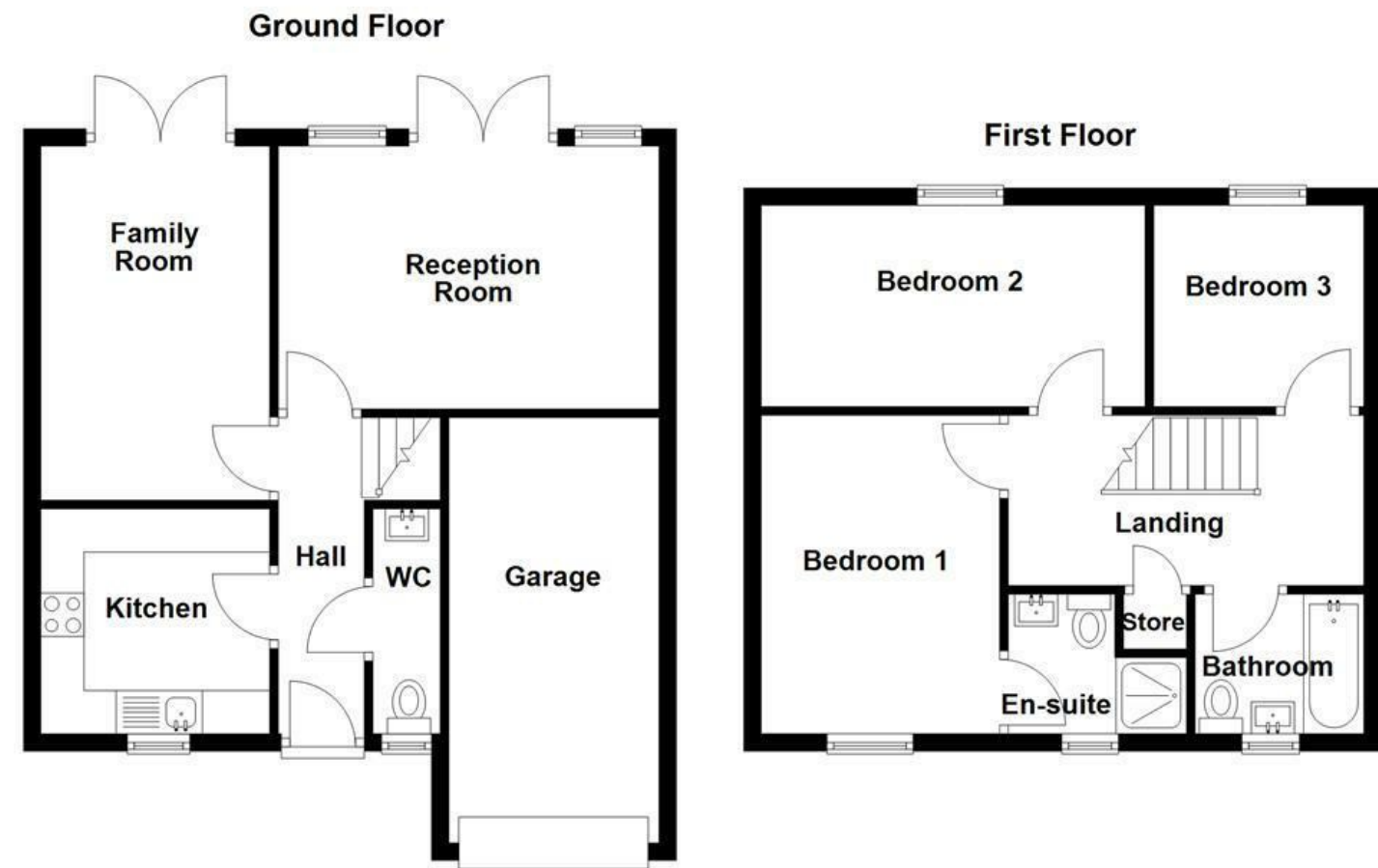




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Grasmere Drive, Bury, BL9 9GA

£280,000

Nestled in the charming area of Grasmere Drive, Bury, this delightful detached house offers a perfect blend of comfort and convenience. With its spacious layout, this property is ideal for families seeking a welcoming home.

Upon entering, you are greeted by a generous family room that flows seamlessly into a well-appointed kitchen, making it perfect for both everyday living and entertaining. The ground floor also features a convenient WC and an additional reception room, providing ample space for relaxation or social gatherings.

As you ascend to the first floor, you will discover three inviting bedrooms, each designed to offer a peaceful retreat. One of the bedrooms boasts the added luxury of an ensuite, ensuring privacy and comfort for its occupants. The remaining bedrooms are well-sized, making them suitable for children, guests, or even a home office.

The property is further enhanced by a large rear garden, providing an excellent outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air. Additionally, the house benefits from a garage and a driveway, offering convenient off-street parking.

This detached house on Grasmere Drive is not just a home; it is a lifestyle choice, combining spacious living with a tranquil setting. With its proximity to local amenities and transport links, it presents an excellent opportunity for those looking to settle in a friendly community. Do not miss the chance to make this lovely property your own.

Grasmere Drive, Bury, BL9 9GA

£280,000



- Three Bedroom Detached Family Home
 - Main Bedroom With En Suite
 - Driveway And Garage Providing Off Road Parking
 - Tenure - Leasehold
- Spacious Family Room And Kitchen
 - Large Rear Garden
 - EPC Rating - TBC
- Additional Reception Room
 - Ground Floor WC
 - Council Tax Band - C

Ground Floor

Entrance

Composite door leading to Hall.

Hall

11'1 x 3'4 (3.38m x 1.02m)

Central heating radiator, coving, laminate flooring, doors leading to reception room, kitchen family room and WC.

Reception Room

14'7 x 10 (4.45m x 3.05m)

UPVC double glazed window, central heating radiator, coving, television point, French doors leading to rear garden.

Kitchen

8'10 x 8'8 (2.69m x 2.64m)

UPVC double glazed window, panelled wall and base units, laminae surfaces, tiled splashbacks, one and a half stainless steel sink with double draining board and mixer tap, gas hob with single integrated oven, integrated fridge freezer, plumbing for washing machine, integrated dishwasher, laminate flooring.

Family Room

13'6 x 8'8 (4.11m x 2.64m)

Central heating radiator, laminate flooring, French UPVC double glazed doors to garden.

WC

8'8 x 2'11 (2.64m x 0.89m)

UPVC double glazed window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap.

First Floor

Landing

14'8 x 6'5 (4.47m x 1.96m)

UPVC double glazed window, central heating radiator, loft access.

Bedroom One

13'7 x 9'1 (4.14m x 2.77m)

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

En Suite

7'1 x 5'5 (2.16m x 1.65m)

UPVC double glazed window, heated towel rail, dual flush WC, pedestal wash basin with traditional taps, direct feed walk in shower, partial tiled elevations, tiled effect flooring.

Bathroom

6'9 x 5'5 (2.06m x 1.65m)

UPVC double glazed window, heated towel rail, dual flush WC, pedestal wash basin with mixer taps, panelled bath with mixer tap.

Bedroom Two

14'8 x 7'10 (4.47m x 2.39m)

UPVC double glazed window, central heating radiator.

Bedroom Three

8'9 x 7'2 (2.67m x 2.18m)

UPVC double glazed window, central heating radiator.

External

Rear

Laid to lawn garden, wooden decking area, paved areas.

Front

Laid to lawn garden, driveway for multiple cars.



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