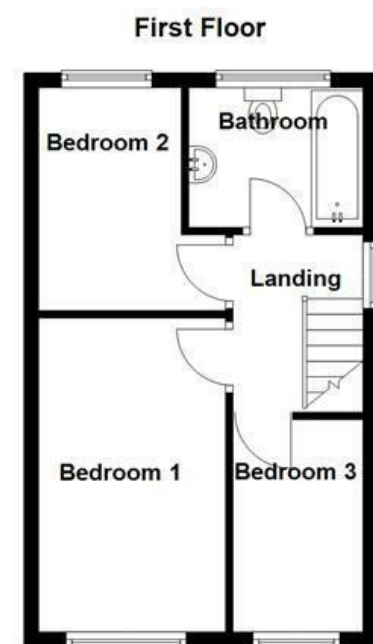
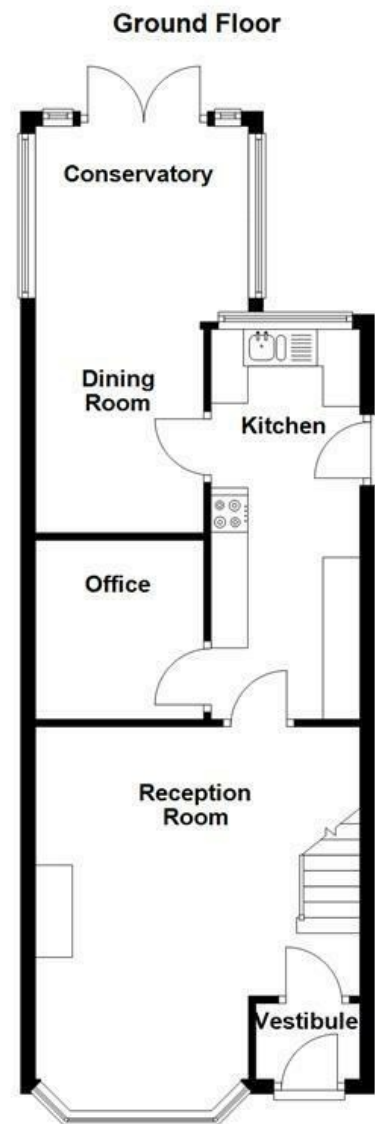




Stockton Drive, Bury, BL8 1UQ

Offers Over £260,000

LOVELY THREE BEDROOM EXTENDED SEMI DETACHED IN BURY

Nestled on Stockton Drive in the charming town of Bury, this delightful extended semi-detached house presents an ideal opportunity for families seeking a comfortable and spacious home. The property boasts three generous bedrooms located on the upper floor, providing ample space for rest and relaxation.

Upon entering, you are welcomed by a spacious reception room that offers a warm and inviting atmosphere, perfect for family gatherings or entertaining guests. The well-equipped kitchen is a standout feature, seamlessly connecting to both an office room and a dining room. This layout not only enhances the flow of the home but also allows for easy access to the rear garden, which is enclosed and laid to lawn, providing a safe and enjoyable outdoor space for children and pets alike. The garden also features a lovely decking area and patio area, ideal for alfresco dining or simply unwinding in the sun.

Additionally, the property includes a detached garage with power and a concrete driveway, ensuring off-road parking is both convenient and secure. This home is perfectly suited for families looking for a blend of comfort, functionality, and outdoor space. With its appealing features and prime location with nearby Kirklees Trail which runs alongside a section of Stockton Drive, connecting Greenmount Village with Bury Town Centre, for walkers, runners and cyclists. This property is not to be missed.

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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Offers Over £260,000



- Tenure Freehold
 - Off Road Parking For Numerous Vehicles
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Easy Access To Major Commuter Routes
- Council Tax Band C
 - Three Well Proportioned Bedrooms
 - Ample Garden Space
- EPC Rating TBC
 - Ideal Family Home
 - Viewing Essential

Ground Floor

Entrance

UPVC double glazed frosted door to vestibule.

Vestibule

4'8 x 3'3 (1.42m x 0.99m)

Access to boiler, wood effect flooring and door to reception room.

Reception Room

15'8 x 14'5 (4.78m x 4.39m)

UPVC double glazed bay window, central heating radiator, living flame gas fire with surround, wood effect flooring, door to kitchen and stairs to first floor.

Kitchen

17'5 x 6'3 (5.31m x 1.91m)

Two UPVC double glazed windows, vertical central heating radiator, wall and base units, laminate work tops, composite one and a half sink and drainer with mixer tap, double oven in a high rise unit, four ring gas hob, tiled splash back, extractor hood, plumbed for washing machine, space for under counter fridge, tiled effect flooring, door to side elevation, door to office and door to dining room.

Office

8' x 7'6 (2.44m x 2.29m)

Central heating radiator and wood effect flooring.

Dining Room

9'4 x 8'9 (2.84m x 2.67m)

Central heating radiator, space for American style fridge freezer and open access to conservatory.

Conservatory

9'6 x 8'9 (2.90m x 2.67m)

UPVC double glazed windows, UPVC double glazed French doors to rear garden, PVC cladding to ceiling and feature wall light.

First Floor

Landing

7'9 x 5'10 (2.36m x 1.78m)

UPVC double glazed frosted window, loft access, doors to three bedrooms and bathroom.

Bedroom One

14' x 8'4 (4.27m x 2.54m)

UPVC double glazed window, central heating radiator and wood effect flooring.

Bedroom Two

9'11 x 6'4 (3.02m x 1.93m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'5 x 5'10 (2.87m x 1.78m)

UPVC double glazed window, central heating radiator, integrated storage and wood effect flooring.



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