



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	76
(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	

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## Garstang Drive, Bury, BL8 2JS

### £320,000

CHARMING TWO BEDROOM TRUE BUNGALOW WITH GARAGE

Located on Garstang Drive in the town of Bury, this delightful two-bedroom true bungalow offers a perfect blend of comfort and style. Upon entering, you are welcomed into a spacious open-plan kitchen and dining area, ideal for both entertaining guests and enjoying family meals. The generous lounge provides a warm and inviting space to relax, featuring charming decor that is both neutral and ready for you to add your personal touch.

The property boasts two well-proportioned double bedrooms, ensuring ample space for rest and relaxation. The bathroom is conveniently located, catering to the needs of modern living. Outside, you will find a beautifully landscaped garden, laid to lawn, which offers a serene outdoor retreat for gardening enthusiasts or those simply wishing to enjoy the fresh air. The driveway and garage provide practical solutions for parking and storage, adding to the overall appeal of this lovely home.

This bungalow is not only a comfortable living space but also a canvas for your creativity, allowing you to make it truly your own. With its charming features and convenient location, this property is an excellent opportunity for those seeking a peaceful yet vibrant community. Don't miss the chance to view this wonderful home and envision the possibilities it holds for you and your family.

# Garstang Drive, Bury, BL8 2JS

£320,000



- Two Double Bedrooms
- Enviably Landscaped Garden
- EPC Rating C
- Viewing Recommended
- Spacious Open Plan Kitchen
- Driveway And Access To Garage
- Close To Local Amenities
- Tenure Leasehold
- Council Tax Band D
- Easy Access To Major Network Links

## Ground Floor

### Entrance

Composite frosted door to hall.

### Hall

7'11 x 5'8 (2.41m x 1.73m)

Central heating radiator, coving, double doors to kitchen/dining area and door to reception room.

### Kitchen/Dining Area

18'4 x 9'5 (5.59m x 2.87m)

Two UPVC leaded windows, central heating radiator, wood panel wall and base units, marble effect surface, stainless steel sink and drainer with mixer tap, oven, four ring gas hob, plumbed for washing machine, space for fridge freezer, storage, part tiled elevation, UPVC leaded door to rear and part tiled effect lino flooring.

### Reception Room

15'2 x 14'10 (4.62m x 4.52m)

UPVC double glazed leaded bow window, central heating radiator, coving, part wood panel elevation and door to inner hall.

### Inner Hall

8'8 x 5'8 (2.64m x 1.73m)

Loft access, smoke alarm, storage, doors to two bedrooms and shower room.

### Bedroom One

17'1 x 12'3 (5.21m x 3.73m)

Two UPVC leaded windows, central heating radiator, coving and fitted wardrobe.

### Bedroom Two

12'3 x 8'11 (3.73m x 2.72m)

UPVC leaded window, central heated radiator and fitted wardrobe.

### Shower Room

8'3 x 5'10 (2.51m x 1.78m)

UPVC frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, enclosed direct feed shower, PVC to ceiling, spotlights and tiled elevation.

### External

#### Rear

Enclosed laid to lawn garden, Indian stone paving, stone chippings and shrubbery.

#### Front

Drive, laid to lawn garden and bedding areas.

### Garage

16'8 x 9'9 (5.08m x 2.97m)

Power and storage.



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