

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	96
(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.

## Bentley Lane, Baldingstone, BL9 6RZ

### Offers Over £350,000

AN EXCLUSIVE TOWNHOUSE NEW BUILD PROPERTY

This impressive, deluxe new build townhouse is being proudly welcomed to the market in the desirable location of Baldingstone within a picturesque location of Bury. Offering an abundance of high quality indoor and outdoor space, neutral decoration and the highest specification of fixtures and fittings, this exceptional property is a complete blank canvas ready for any potential buyer to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Bury, Rossendale, Manchester and major motorway links. With beautiful gardens, accommodation over three floors, two bathrooms and breath-taking views, this property has been perfectly situated in a private and semi rural location, perfect for any family looking for a luxurious and private family home!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, WC, third bedroom/second reception room and houses staircases to the lower ground floor and first floor. The lower ground floor benefits from a contemporary fitted kitchen diner and utility room. The kitchen diner boasts modern wall and base units, high quality integrated appliances and leads out to the rear through bi-folding doors. The first floor comprises of doors on to two double bedrooms, study and bathroom. The main bedroom benefits from an en suite shower room. Externally, there is an enclosed garden to the rear with Indian stone paving, laid to lawn and bedding areas. To the front there is a garden with paving and stone chip areas.

Some photographs have been virtually staged to help you envision what the property could look like furnished.

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

# Bentley Lane, Baldingstone, BL9 6RZ

## Offers Over £350,000



- Exquisite Townhouse New Build
- Highest Specification Throughout
- On Street Parking
- EPC Rating B
- Two/Three Bedrooms
- Spread Across Three Floors
- Tenure TBC
- Two Bathrooms
- Low Maintenance Gardens to Front and Rear
- Council Tax Band B

### Ground Floor

#### Entrance Hall

13'3 x 6'6 (4.04m x 1.98m )

Composite double glazed frosted front door, central heating radiator, spotlights, smoke detector, oak doors leading to bedroom three/reception room two, WC, reception room one, stairs to lower ground floor and stairs to first floor.

#### Reception Room Two/Bedroom Three

13'3 x 10'9 (4.04m x 3.28m)

UPVC double glazed window, central heating radiator and spotlights.

#### WC

5'8 x 3'3 (1.73m x 0.99m)

Chrome heated towel rail, two-in-one dual flush WC and vanity top wash basin with mixer tap unit, spotlights, extractor fan and wood effect vinyl flooring.

#### Reception Room One

17'7 x 9'8 (5.36m x 2.95m)

UPVC double glazed window, central heating radiator, spotlights, and UPVC double glazed French doors to Juliet balcony.

### Lower Ground Floor

#### Landing

12'11 x 6'1 (3.94m x 1.85m)

Central heating radiator, spotlights, smoke detector, understairs storage cupboard, wood effect laminate flooring, oak doors leading to kitchen/dining area and utility.

#### Utility

10'11 x 4'9 (3.33m x 1.45m)

Central heating radiator, range of panelled wall and base units, plumbing for washing machine, space for dryer, spotlights, extractor fan and wood effect laminate flooring.

### Kitchen/Dining Area

17'10 x 17'4 (5.44m x 5.28m )

Central heating radiator, spotlights, smoke detector, range of panelled wall and base units with wood effect work surfaces, composite one and a half bowl sink and drainer with mixer tap, integrated electric high rise Lamona oven and microwave, four ring Lamona induction hob and extractor hood, integrated Lamona fridge freezer and dishwasher, wood effect laminate flooring and aluminium double glazed bi-folding doors to rear.

### First Floor

#### Landing

7'7 x 7'6 (2.31m x 2.29m)

Spotlights, smoke detector, oak doors leading to two bedrooms, study and family bathroom.

#### Bedroom One

11'3 x 10'9 (3.43m x 3.28m)

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

#### En Suite

7'7 x 3'0 (2.31m x 0.91m)

Chrome heated towel rail, dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall shower enclosed with rinse head, granite effect panelled elevations, spotlights, extractor fan and wood effect vinyl flooring.

#### Bedroom Two

11'6 x 10'9 (3.51m x 3.28m)

UPVC double glazed window, central heating radiator and spotlights.

#### Study

7'9 x 6'6 (2.36m x 1.98m )

Velux window, central heating radiator and spotlights.

#### Bathroom

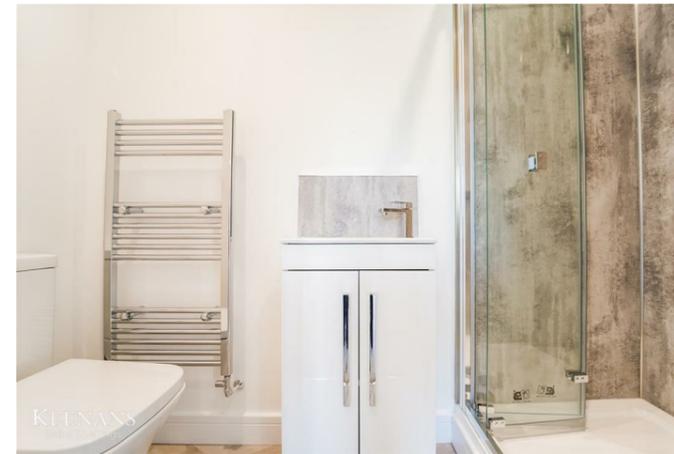
7'0 x 6'6 (2.13m x 1.98m )

Velux window, chrome heated towel rail, panelled bath with mixer tap and overhead direct feed rainfall shower with rinse head, vanity top wash basin with mixer tap, dual flush WC, granite effect panelled elevations, spotlights, extractor fan and wood effect vinyl flooring.

#### External

#### Rear

Enclosed garden with laid to lawn, Indian stone paving, bedding and stone chip areas.



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