



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(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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March Drive, Bury, BL8 1XQ

Offers Over £415,000

AN IDYLIC DETACHED FAMILY HOME - SOLD WITH NO ONWARD CHAIN

Nestled in the sought-after location of March Drive, Bury, this exceptional detached family home is a true gem. Presented and maintained to the highest standard, this property boasts an impressive corner plot that offers an abundance of both indoor and outdoor space, making it ideal for family living.

The home features four generously sized double bedrooms, ensuring ample accommodation for the entire family. With three well-appointed reception rooms, there is plenty of room for relaxation and entertainment. The open-plan kitchen diner is a highlight, providing a stylish and functional space for family meals and gatherings. The neutral decoration throughout the property creates a warm and inviting atmosphere, allowing you to move straight in without the need for immediate renovations.

This property is not only about the interiors; it is also perfectly situated for those who appreciate the beauty of nature. With stunning countryside walks right at your doorstep, you can enjoy the tranquility of the outdoors. Additionally, the home is conveniently located near bus routes, local schools, and various amenities, ensuring that all your daily needs are easily met. For those who require access to major motorway and network links, this location offers excellent connectivity.

In summary, this detached house on March Drive is the perfect family home, combining versatile living spaces with stylish interiors in a desirable location. It is ready for you to move in and start creating lasting

March Drive, Bury, BL8 1XQ

Offers Over £415,000



- Exceptional Detached Property
- The Perfect Family Home
- Peaceful Location with Fantastic Commuter Links
- EPC Rating C
- Four Double Bedrooms, Two Bathrooms & Downstairs WC
- Wrap Around South-Facing Garden
- Tenure Leasehold
- Three Reception Rooms
- Driveway for Three Cars
- Council Tax Band D

Ground Floor

Entrance Hall

21'0 x 9'2 (6.40m x 2.79m)

UPVC double glazed leaded front door, UPVC double glazed leaded window, central heating radiator, coving, spotlights, wood effect laminate flooring, doors leading to reception room, dining room, kitchen/dining area, WC and stairs to first floor.

WC

4'5 x 3'9 (1.35m x 1.14m)

UPVC double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap, tiled elevations, spotlights and tiled flooring.

Reception Room One

14'5 x 13'1 (4.39m x 3.99m)

Two UPVC double glazed windows, central heating radiator, coving, gas fire with granite hearth and surround, television point, wood effect laminate flooring, oak single glazed double doors to reception room two and UPVC double glazed French doors to rear.

Reception Room Two

10'4 x 9'0 (3.15m x 2.74m)

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

Dining Room

11'0 x 10'8 (3.35m x 3.25m)

Central heating radiator, coving, feature wall light and UPVC double glazed sliding door to rear.

Kitchen/Dining Area

16'2 x 16'1 (4.93m x 4.90m)

UPVC double glazed leaded window, two central heating radiators, range of panelled wall and base units with granite effect work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated high rise double oven, four ring gas hob and extractor hood, integrated fridge, integrated freezer, integrated dishwasher, under unit lighting, spotlights, wood effect Kamdean flooring, storage cupboard and UPVC double glazed French doors to rear.

First Floor

Landing

9'8 x 3'8 (2.95m x 1.12m)

Spotlights, loft access, integrated boiler cupboard, doors leading to four bedrooms and family shower room.

Bedroom One

16'5 x 10'10 (5.00m x 3.30m)

UPVC double glazed leaded window, central heating radiator, over stairs storage and door to en suite.

En Suite

7'11 x 6'4 (2.41m x 1.93m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, panel bath with mixer tap and overhead electric feed shower, tiled elevations, spotlights and tiled flooring.

Bedroom Two

11'7 x 8'11 (3.53m x 2.72m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

Bedroom Three

10'9 x 10'7 (3.28m x 3.23m)

UPVC double glazed window, central heating radiator, coving and over stairs storage.

Bedroom Four

10'9 x 8'11 (3.28m x 2.72m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

Shower Room

6'8 x 6'1 (2.03m x 1.85m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, walk-in direct feed rainfall shower, tiled elevations, inset shelving with downlights, spotlights and tiled flooring.

External

Rear

Wraparound decked garden with decking patio areas, paving, stone chippings and raised bedding.

Front

Laid to lawn garden with bedding, mature shrubbery and paved driveway.



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