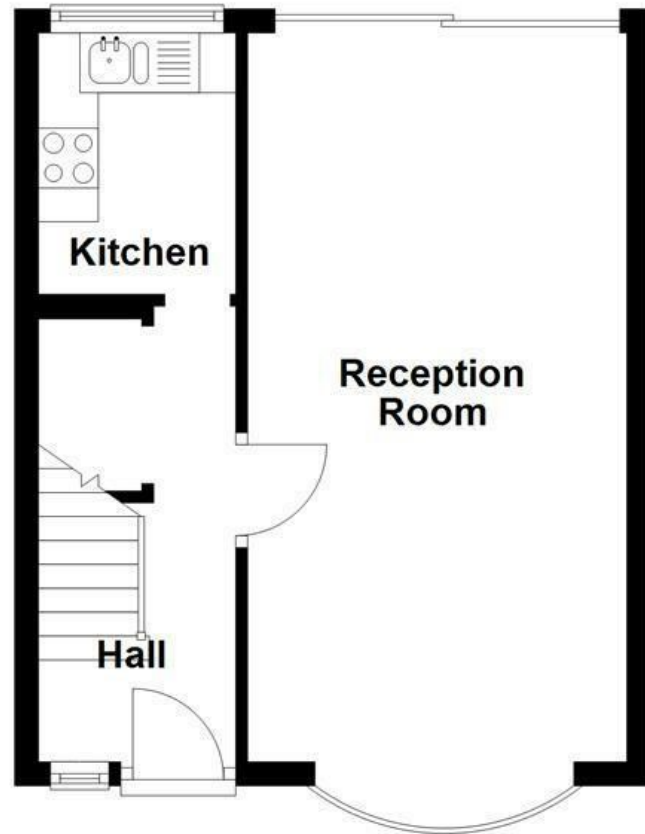
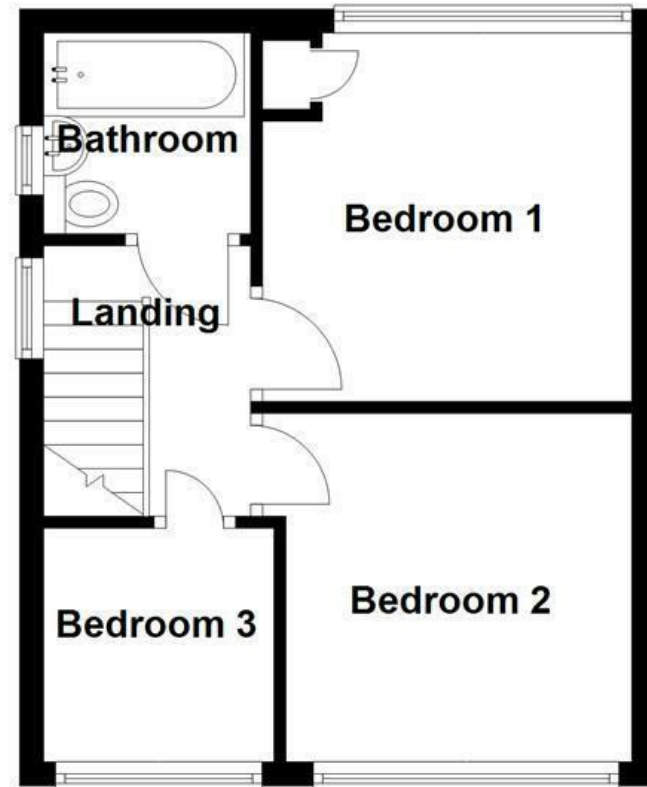


Ground Floor



First Floor



## Cardigan Drive, Bury, BL9 9LG

£199,950

SPACIOUS THREE BEDROOM PROPERTY, PERFECT FOR A FAMILY

Nestled on the charming Cardigan Drive in Bury, this delightful semi-detached house offers a perfect blend of modern living and family comfort. Boasting three well-proportioned bedrooms, this property is ideal for families seeking a welcoming home.

As you enter, you are greeted by a beautifully large reception room that provides ample space for relaxation and entertaining. This inviting area seamlessly flows into a spacious garden, perfect for outdoor gatherings or simply enjoying a quiet afternoon in the sun. The garden offers a wonderful extension of the living space, making it an ideal spot for children to play or for hosting summer barbecues.

The kitchen is a true highlight of the home, featuring modern fixtures that cater to both functionality and style. It is well-equipped for all your culinary needs, making meal preparation a pleasure rather than a chore.

This property is not only aesthetically pleasing but also practical, making it a perfect choice for families looking to settle in a friendly neighborhood. With its modern amenities and spacious

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	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	

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.

# Cardigan Drive, Bury, BL9 9LG

£199,950

 3  1  1  C

- Tenure Freehold/Rent charge
- Council Tax Band B
- EPC Rating C
- On Street Parking
- Ideal Family Home
- Three Well Proportioned Bedrooms
- Viewing Essential
- Fitted Kitchen And Three Piece Bathroom Suite
- Enclosed Low Maintenance Garden Space
- Easy Access To Major Network Links

## Ground Floor

### Hallway

12'6 x 5'5 (3.81m x 1.65m)

### Reception Room

20 x 10'5 (6.10m x 3.18m)

### Kitchen

8'6 x 5'5 (2.59m x 1.65m)

## First Floor

### Landing

8 x 5'3 (2.44m x 1.60m)

### Bedroom One

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

### Bedroom Two

10'9 x 9'7 (3.28m x 2.92m)

### Bedroom Three

6'5 x 6'4 (1.96m x 1.93m)

### Bathroom

5'4 x 5'3 (1.63m x 1.60m)

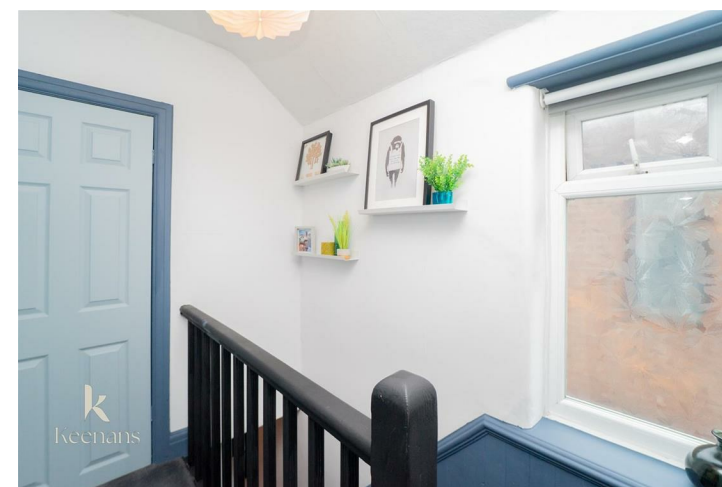
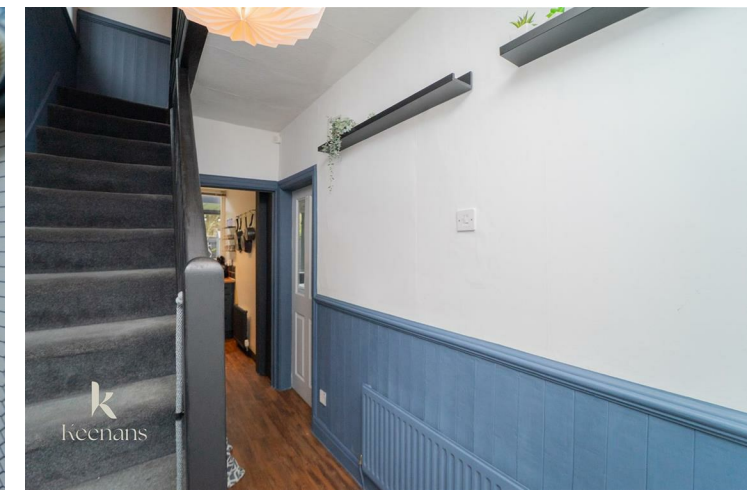
## External

### Front

Paving and stone chippings.

### Rear

Enclosed paved garden with artificial grass and timber shed.



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