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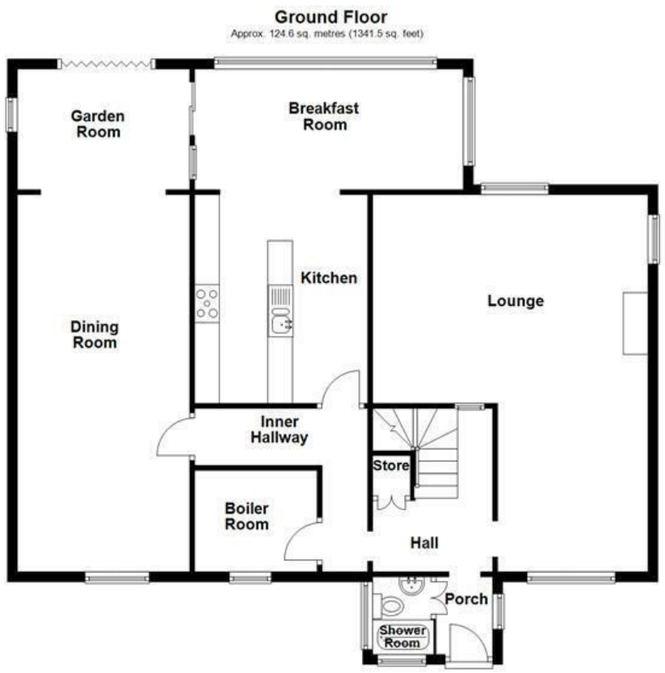


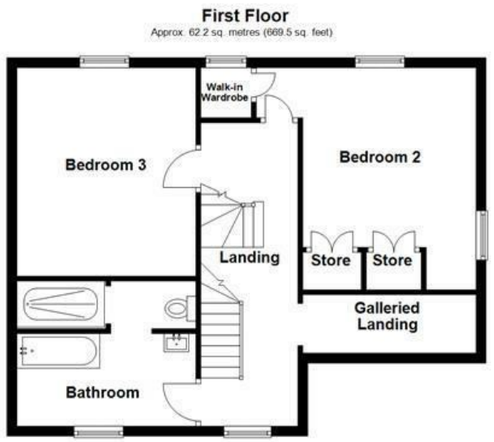


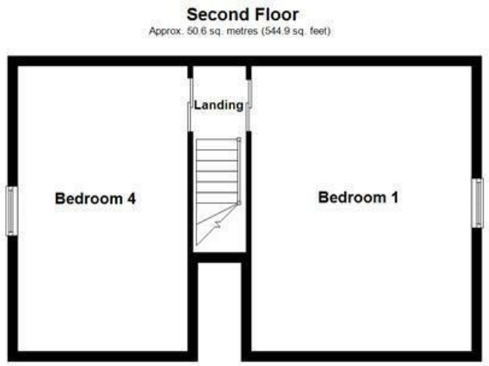


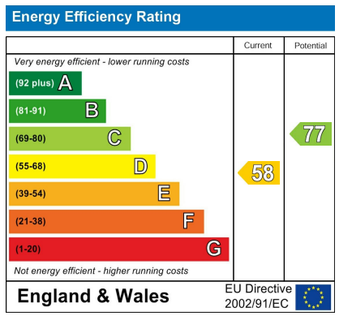


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# Manchester Road, Bury, BL9 5NH

## £700,000

AN EXQUISITE DETACHED PROPERTY IN THE MOST PICTURESQUE LOCATION

Nestled down a lane on Manchester Road in Walmersley, Bury, this exquisite detached house offers a unique blend of rural charm and modern convenience. Surrounded by picturesque fields and woodlands, the property boasts breath-taking views that enhance its tranquil setting.

Having been meticulously updated to the highest standard, the home features immaculate presentation and stylish interiors that create a warm and inviting atmosphere. With four spacious double bedrooms and four versatile living areas, this property is ideal for families seeking ample space and comfort.

The interior flows seamlessly, showcasing character and charm at every turn, while modern fixtures and fittings ensure a contemporary lifestyle. The enviable wrap-around gardens provide a perfect outdoor retreat, ideal for relaxation or entertaining guests.

Located on the outskirts of the ever-popular Ramsbottom and Bury, this property offers the best of both worlds: a peaceful rural setting with convenient access to local amenities. This stunning home is truly not to be missed and is perfect for any potential buyer looking for a family residence that combines elegance with practicality.

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

# Manchester Road, Bury, BL9 5NH

## £700,000

4 2 4 D

- Four Double Bedroom Home
- Stunning Wrap Around Gardens
- Off Road Parking
- Tenure - Freehold
- Four Versatile Reception Rooms
- Stylish Modern Interiors
- EPC Rating - D
- Beautiful Countryside Surroundings
- Sought After Location
- Council Tax Band - F

## Ground Floor

### Entrance
Hardwood double glazed door to porch.

### Porch
5'2 x 3'10 (1.57m x 1.17m)

Three aluminium double glazed windows, spotlights, feature wall lights, double doors to shower room, open to hall.

### Shower Room
5'2 x 3'11 (1.57m x 1.19m)

Two aluminium double glazed windows, heated towel rail, three piece suite with vanity top wash basin and mixer tap, dual flush WC, double direct feed rainfall walk in shower, tiled elevations, tiled flooring.

### Hall
9'9 x 8 (2.97m x 2.44m)

Upright central heating radiator, spotlights, understairs storage, open to lounge and inner hall.

### Lounge
25'1 x 18'4 (7.65m x 5.59m)

Three aluminium double glazed windows, three central heating radiators, exposed beams, open log burner with stone hearth, television point.

### Inner Hall
11'5 x 10'5 (3.48m x 3.18m)

Aluminium double glazed window, central heating radiator, exposed stone wall, exposed beams, spotlights, doors to kitchen, boiler room and dining room.

### Boiler Room
8'2 x 6'9 (2.49m x 2.06m)

Aluminium double glazed window, central heating radiator, water tank, Baxi boiler, tiled floor.

### Kitchen
13'10 x 11'6 (4.22m x 3.51m)

Central heating radiator, matte wall and base units, stainless steel surfaces, stainless steel one and a half sink and drainer with high spout spring mixer tap, double range cooker with five ring gas hob, integrated extractor hood, space for full length wine cooler, breakfast bar, plumbing for dishwasher, wood effect laminate flooring, open to breakfast room.

### Breakfast Room
17'1 x 8 (5.21m x 2.44m)

Aluminium double glazed window, central heating radiator, steel sliding doors to garden room.

### Garden Room
12 x 7'10 (3.66m x 2.39m)

Aluminium double glazed window, skylight, spotlights, aluminium double glazed bifold doors to rear, open to dining room.

### Dining Room
23'7 x 11'6 (7.19m x 3.51m)

Aluminium double glazed window, three Velux windows, central heating radiator, exposed beams, stone flag flooring.

## First Floor

### Landing
17'6 x 6'5 (5.33m x 1.96m)

Aluminium double glazed window, central heating radiator, spotlights, fitted wardrobes, over stairs storage, doors to two bedrooms and bathroom, open to gallery landing and stairs to second floor.

### Gallery Landing
9'11 x 3'11 (3.02m x 1.19m)

Spotlights.

### Bedroom Two
14'9 x 14'9 (4.50m x 4.50m)

Two aluminium double glazed windows, central heating radiator, fitted wardrobes, two feature wall lights, door to walk in wardrobe.

### Walk In Wardrobe
7'5 x 3'3 (2.26m x 0.99m)

Aluminium double glazed window, spotlights.

### Bedroom Three
13'10 x 11'11 (4.22m x 3.63m)

Aluminium double glazed window, spotlights, smoke alarm.

### Bathroom
11'11 x 9'9 (3.63m x 2.97m)

Aluminium double glazed window, central heating radiator with heated towel rail, four piece suite comprising of a dual flush WC, direct feed double rainfall walk in shower, a vanity top granite washbasin with mixer tap and a bath with mixer tap, tiled elevations, extractor fan and tiled flooring.

## Second Floor

### Landing
13'3 x 3'3 (4.04m x 0.99m)

Sliding doors to bedroom one and bedroom four.

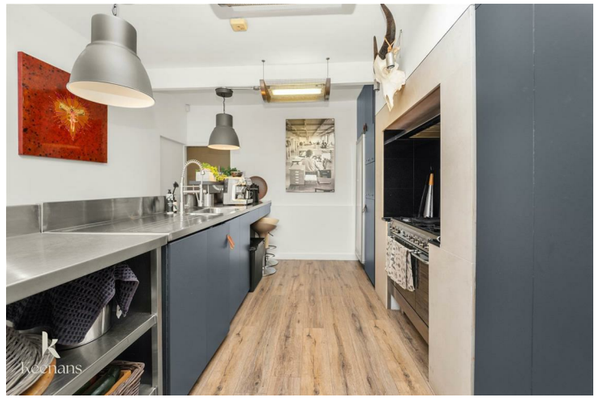
### Bedroom One
19'9 x 14'9 (6.02m x 4.50m)

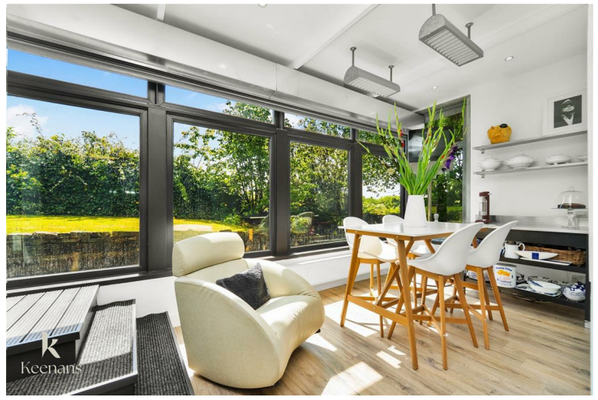
Aluminium double glazed window, central heating radiator, eaves storage.

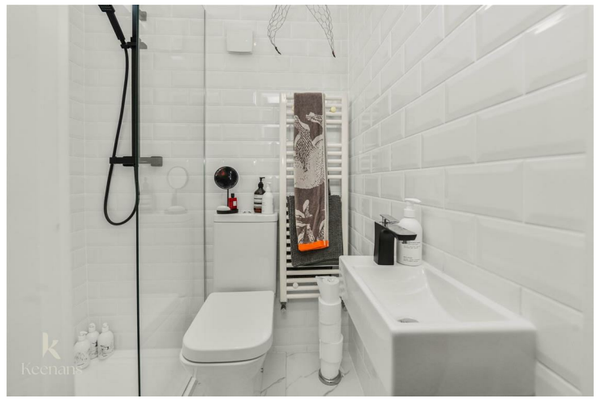
### Bedroom Four
19'9 x 11'5 (6.02m x 3.48m)

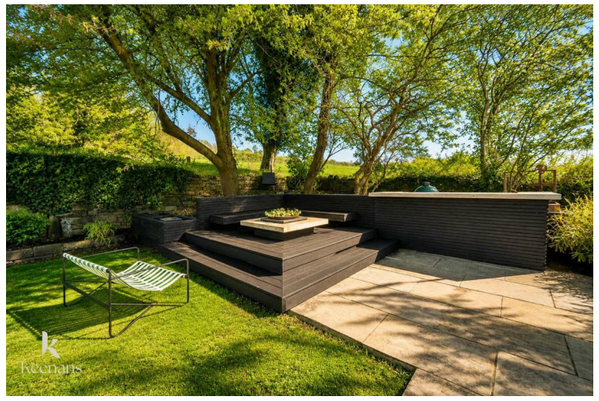
Aluminium double glazed window, central heating radiator, exposed beams, spotlights, hardwood flooring.

### External
Wrap around gardens with paving areas, bedding areas, mature shrubbery, laid to lawn gardens, decking and off road parking, the property also benefits from an outside kitchen and fire pit.







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