

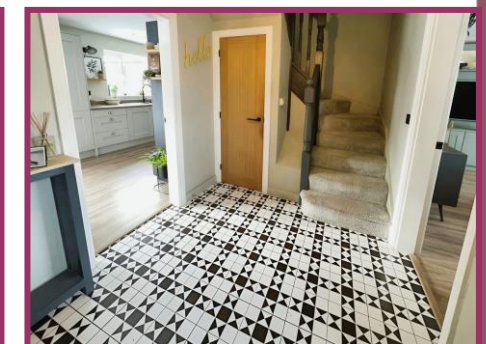


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	84	93
EU Directive 2002/91/EC		
www.epc4u.com		

**LOUGHRIGG DRIVE, MIDDLETON. M24 5AG**



- Four Bedroomed Det Property
- Stunning Family Home
- Two Reception Rooms
- Beautiful Fitted Kitchen & Utility
- Master Bedroom with Ensuite
- Three Further Bedrooms
- Gardens to Front & Rear
- Viewing Highly Recommended



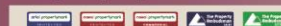
**£435,000**

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This stunning four bedroom detached family home has been significantly and tastefully upgraded by the current owners to create a very stylish and comfortable home. The accommodation requires internal inspection to fully appreciate but briefly comprises entrance hallway with tiled floor, lounge with dual aspect windows and media wall, stunning full width and extended dining kitchen with beautiful units, utility room leading off., Guest WC. Stairs lead off the hall to the first floor landing which is of a good size and enjoys a relaxing seating area and leads onto the master bedroom with fitted wardrobes and an ensuite. Three further fitted bedrooms and family bathroom can be found on this floor. Externally, the property enjoys gardens to both front and rear. The front has a block paved driveway providing off-road parking whilst the rear has a lovely low maintenance garden with artificial grass and wooden steps leading to a raised decked seating area and storage shed. This property is absolutely stunning and requires viewing to fully appreciate. The development itself is well regarded and has good access to a variety of especially good schools including Hollin Primary School. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Hall** Double glazed door to the front elevation leading into the hall. Tiled floor. Modern radiator. Stairs lead off to first floor landing. Under stairs storage.

**Lounge** 13' 5" x 11' 6" (4.1m x 3.5m) Double Glazed box bay window to the front elevation. Double glazed window to the side. Built in media wall. Oak doors. Modern radiator.

**Kitchen/Diner** 31' 6" x 9' 7" (9.6m x 2.93m) Two double glazed windows to the rear elevation plus double glazed French doors leading onto the garden. This absolutely stunning dining kitchen has been updated and extended through into the rear section of the garage to create a magnificent open plan area. Fitted with a lovely range of base units with contrasting work surfaces and matching wall cabinets. Inset one and a half bowl sink and drainer. Five burner gas hob. Twin electric double ovens. Extractor hood. Integrated fridge and freezer. Larder style storage. Radiator. Opens onto the dining area.

**Utility room** 6' 11" x 5' 7" (2.1m x 1.7m) Double glazed door to the side elevation. Range of base units with contrasting work surface and matching wall cabinets. Plumbed for washing machine and dryer.

**Guest WC** Double glazed window to the front elevation. Two piece suite comprising vanity wash handbasin and close coupled WC. Tiled floor. Radiator.

**First Floor Landing** Double glazed window to the front elevation. Spacious landing with loft hatch having pull down ladder giving access to a boarded roof space ideal for storage.

**Bedroom 1** 13' 5" x 11' 10" (4.1m x 3.6m) Double glazed bay window to the front elevation. Range of fitted bedroom furniture. Radiator.

**En-suite** Double glazed window to the side elevation. Three piece suite comprising shower cubicle, pedestal wash, handbasin and close. Coupled WC.

**Bedroom 2** 12' 0" x 9' 6" (3.67m x 2.9m) Double glazed window to the rear elevation. Range of fitted bedroom furniture.

**Bedroom 3** 9' 6" x 9' 6" (2.9m x 2.9m) Double glazed window to the rear elevation. Laminate floor. Radiator. Storage. Wall mounted TV.

**Bedroom 4** 12' 0" x 6' 10" (3.67m x 2.09m) Double glazed window to the front elevation. Radiator.

**Family Bathroom** 12' 2" x 5' 11" (3.7m x 1.8m) Double glazed window to the rear elevation. Four-piece suite comprising bath, shower cubicle, wash handbasin, and close cupboard WC. Black heated towel rail. Tiled floor. Parts tiled elevations.

**Externally** Externally, the front of the property enjoys driveway parking for two vehicles which leads onto a storage area which was formally the garage. The rear Garden has a landscaped low maintenance garden which is laid mainly to lawn having steps leading up to a substantial deck seating area. The garden also benefits from having access to the sides and a substantial storage shed. Power and lighting.

**Price** £435,000

**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold , enjoying the remainder of the 999 year term which started on 5th August 1959, meaning that there are 934 years remaining. Our clients advise us that there is no ground rent payable, however there is an annual service charge of £102. We encourage all interested parties to seek clarification of this from their solicitor.

**Disclaimer** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents Bury, or any staff

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