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NEWINGTON DRIVE, BURY, BL8 2EG

- Stunning Detached Bungalow
- Three Fitted Bedrooms
- Open Plan Kitchen/Diner
- En-suite & Family Bathroom
- Sizable Bright Lounge
- Lovely Gardens to Front & Rear
- Driveway Parking & Garage
- Remodelled & Refurbished circa

£435,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.

This absolutely stunning detached bungalow has been the subject of major remodelling and refurbishment circa 2022, which included extensions to create substantial new accommodation and maintenance to future proof, the house, including new roof, rewiring, re-plastering, new kitchen, new fitted ensuite New flooring throughout to mention just a few. Viewing is strongly recommended and will not fail to impress. The accommodation has been built with style and an attention to detail which will impress even the most discerning of buyer. Not to be confused with other smaller bungalows on this very popular development. The accommodation briefly comprises sizable entrance hall, lovely lounge with Patio doors leading onto the garden area, a magnificent open plan, hub of the house, kitchen / dining area / snug, utility area, master bedroom with ensuite and two further fitted bedrooms. The accommodation is simply stunning and early viewing is highly recommended to fully appreciate all that is on offer. Viewing this 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:

Hallway 15' 5" x 7' 10" (4.7m x 2.4m) Composite door to the side elevation leading into the hall. Kardean flooring. Loft access. Two useful storage cupboards. Radiator.

Lounge 21' 4" x 11' 9" (6.49m x 3.57m) Double glazed window and French doors to the rear elevation. Two radiators.

Kitchen/Diner 20' 7" x 15' 7" (6.28m x 4.76m) Two double glazed windows to the front elevation Karndean flooring. Superb range of fitted base units with contrasting quartz work surface and matching wall mounted cabinets and breakfast island. The kitchen units include large pan drawers, larder cupboard and ample storage and shelving. Inset Bosch full sized fridge and freezer. Neff induction hob with extractor hood. Inset one and a half bowl sink and drainer. Plumbed for dishwasher. Recessed spotlights.

Utility room 7' 3" x 4' 7" (2.2m x 1.4m) Double glazed windows to 3 sides. Insulated and plumbed for washing machine and dryer. Radiator. Recessed spotlights. Double glazed door to the rear elevation.

Master bedroom 15' 0" x 9' 9" (4.58m x 2.96m) Double glazed window to the rear elevation. Range of fitted wardrobes. Radiator. Door through to the ensuite.

En-suite 7' 2" x 5' 5" (2.19m x 1.64m) Double glazed window to the side elevation. Three piece suite comprising walk in shower, dual flush, WC and vanity sink unit. Parts tiled elevations. Chrome heated towel rail.

Bedroom 2 11' 6" x 8' 6" (3.5m x 2.6m) Double glazed window to the side elevation. Range of fitted wardrobes. Radiator.

Bedroom 3 11' 9" x 6' 11" (3.58m x 2.12m) Double glazed window to the side elevation. Radiator. Door through to the garage.

Family Bathroom Three-piece suite comprising shower cubicle, vanity sink and WC. Tiled elevations. Chrome heated towel rail.

Externally The front of the property has a paved driveway leading to the garage and past gravel garden area, also available for parking. The rear of the property has a composite decked seating area leading off the lounge with steps leading down to further garden area with paved patio leading onto a lawn with shrub borders. The garden is fence enclosed. There is a greenhouse and shed. The garage has an electric remote, controlled door, power, and lighting, being attached to and accessed from, the main property, could with relevant permissions be converted into additional accommodation if so desired.

Price £435,000

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD. 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 member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). "Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate ltd"

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