

C&R

Commercial & Residential

Properties

£300,000

Langdale Drive, Bury, BL9 8HP



 4
Bedrooms

 2
Bathrooms

Citypoint 2, 156 Chapel Street, , Manchester, M3 6BF |
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C & R City are delighted to bring to the market this immaculately presented and newly renovated four-bedroom semi-detached family home situated on a large corner plot. Offered with no onward chain, this four-bedroom semi-detached home is situated on Langdale Drive in the heart of Sunnybank. The surrounding area is a popular and sought-after location due to its proximity to local shops, schools, and public transport. Bury town centre is within easy reach and access to the region's motorway network is provided by junction 19 of the M60 ring road.

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Internally the property has been extended and renovated throughout and briefly comprises of an entrance hall, downstairs W.C, spacious through lounge and a separate dining kitchen. Upstairs to the first floor are two good-sized double bedrooms, a third double bedroom and a single bedroom and family bathroom suite. Externally the property has a newly tarmacked driveway to the front and rear which provides parking for several cars, you will also find a single detached newly rendered garage and a spacious garden which spans to the side and rear. New fencing has also been installed around the property with a new double gate to the rear of the property providing access to the rear driveway.

Hallway 3.49m x 1.85m (11.45ft x 6.07ft)

Entrance hallway, ceiling light point, honey oak flooring, providing access to under stair storage area, lounge & Kitchen.

Lounge 6.30m x 3.40m (20.67ft x 11.15ft)

Spacious lounge, honey oak flooring, double glazed window to front and rear aspect.

Kitchen 5.23m x 2.52m (17.16ft x 8.27ft)

Fitted kitchen with a range of fitted base and wall units, integral eye-level electric oven, gas hob, space for washing machine, dishwasher and fridge freezer. Double glazed window to rear aspect.

WC 1.66m x 1.51m (5.45ft x 4.95ft)

Wash hand basin, low level WC. Double Glazed Window To Rear Aspect.

Bathroom 1.68m x 2.21m (5.51ft x 7.25ft)

Fitted bathroom suite comprising bath with shower attachments over, wash hand basin, low level WC.

Bedroom 3.03m x 3.03m (9.94ft x 9.94ft)

Newly fitted light grey carpet, ceiling light point, double glazed window to front aspect.

Bedroom 3.33m x 3.03m (10.93ft x 9.94ft)

Newly fitted light grey carpet, ceiling light point, double glazed window to rear aspect.

Bedroom 2.73m x 2.62m (8.96ft x 8.60ft)

Newly fitted light grey carpet, ceiling light point, double glazed window to front aspect.

Bedroom 2.13m x 2.31m (6.99ft x 7.58ft)

Newly fitted light grey carpet, ceiling light point, double glazed window to front aspect.

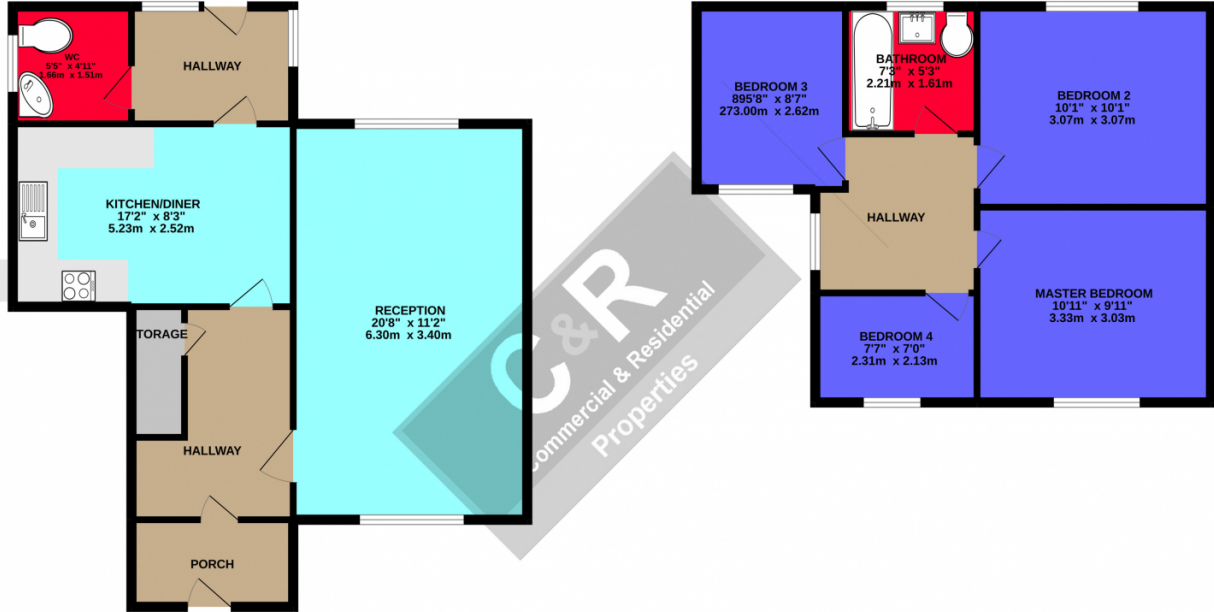
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GROUND FLOOR

1ST FLOOR



C & R PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	80	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

