



49 Langdale Drive , Bury, BL9 8HP

£399,950

We are delighted to offer for sale this 6 bedroom semi detached home situated on Langdale Drive, close to its junction with Randle 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 regions extensive motorway network is provided by junction 19 of the M60 ring road.

NOT TO BE MISSED, interested parties are strongly advised to arrange a viewing.

49 Langdale Drive , Bury, BL9 8HP

We are delighted to offer for sale this 6 bedroom semi detached home situated on Langdale Drive, close to its junction with Randle 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 regions extensive motorway network is provided by junction 19 of the M60 ring road. **NOT TO BE MISSED**, interested parties are strongly advised to arrange a viewing.

Property Approach

Set back from the road behind a brick wall with ornate wrought iron railings above, the property is surrounded by well tended lawned gardens and a herring bone block paved drive providing off road parking for 3/4 vehicles, secured by two sets of matching gates.

Entrance

An imposing open storm porch with twin colonnades, leads to Upvc French doors to covered area with secondary doors to the all.

Hall



Good sized bright and airy hallway with door to guest W.C, ground floor receptions and stairs to first floor.

Guest WC



Two piece suite in white with half tiling to walls.

Lounge

11'10 x 18'11 (3.61m x 5.77m)



Excellent sized reception room with living flame gas fire and decorative surround. Space for large three piece suite, glazed to side and front aspect.

228, Bury New Road, Whitefield Manchester, M45 8QN
Tel: 0161 766 4555 Email: sales@jonathandines.com
www.jonathandines.com

Property particulars are supplied by Jonathan Dines & Company and are set out in accordance with The Property Descriptions Act (1991) and are for general guidance outline only. For guidance of prospective purchasers or lessees the particulars do not constitute any part of an offer or contract. These particulars are produced in good faith and are given without any responsibility to the intending purchaser, lessee or third parties and therefore should not be relied upon as statements or representations of fact. No persons within the employment of Jonathan Dines & Company has any authority to make or give representations or warranties in relation to this or any other property.

49 Langdale Drive , Bury, BL9 8HP

Breakfast/Morning Room

8'10 x 9'1 (2.69m x 2.77m)



Useful room between hall and kitchen ideal as a breakfast room or everyday dining area.

Kitchen

12' x 9'8 (3.66m x 2.95m)



Good sized kitchen with extensive range of base and wall mounted units in light wood with complimentary work tops. Five ring gas hob in stainless steel with matching oven below and extractor above. Stainless steel sink with mixer taps and drainer. Plumbed for washing machine, space for fridge freezer. Laminate floor covering Back door to garden area.

Reception 2 (Lounge)

9'11 x 21'8 (3.02m x 6.60m)



Extended reception room to the rear of the property with French doors out to the garden. Accessed from the hall or kitchen. Ideal as a second lounge, formal dining room or games room.

Staircase to First Floor

Bedroom 1

8'8 x 19'4 (2.64m x 5.89m)



Extended double bedroom with built in fitted cupboards, walk in closet and door to ensuite.

228, Bury New Road, Whitefield Manchester, M45 8QN
Tel: 0161 766 4555 Email: sales@jonathandines.com
www.jonathandines.com

Property particulars are supplied by Jonathan Dines & Company and are set out in accordance with The Property Descriptions Act (1991) and are for general guidance outline only. For guidance of prospective purchasers or lessees the particulars do not constitute any part of an offer or contract. These particulars are produced in good faith and are given without any responsibility to the intending purchaser, lessee or third parties and therefore should not be relied upon as statements or representations of fact. No persons within the employment of Jonathan Dines & Company has any authority to make or give representations or warranties in relation to this or any other property.

49 Langdale Drive , Bury, BL9 8HP

En Suite



Pedestal wash hand basin with mixer tap, W.C and large walk in shower area with glass screens, thermostatically controlled shower with rain shower head. Full tiling to walls.

Bedroom 2

9'9 x 15 (2.97m x 4.57m)



Good sized second double bedroom.

Bedroom 3

9'9 x 11'10 (2.97m x 3.61m)

Third bedroom which will accommodate double bed.

Bedroom 4

7 x 11'10 (2.13m x 3.61m)



Bright bedroom glazed to side and front aspect. Built in cupboards to one wall.

Family Bathroom



Three piece suit with W.C, pedestal wash hand basin and bath. Electric shower , rail and curtain. Tiled floor.

Staircase to Second Floor

Stairs lead to landing with door to bedrooms which are currently open plan but can be easily divided to form two bedrooms.

228, Bury New Road, Whitefield Manchester, M45 8QN
Tel: 0161 766 4555 Email: sales@jonathandines.com
www.jonathandines.com

Property particulars are supplied by Jonathan Dines & Company and are set out in accordance with The Property Descriptions Act (1991) and are for general guidance outline only. For guidance of prospective purchasers or lessees the particulars do not constitute any part of an offer or contract. These particulars are produced in good faith and are given without any responsibility to the intending purchaser, lessee or third parties and therefore should not be relied upon as statements or representations of fact. No persons within the employment of Jonathan Dines & Company has any authority to make or give representations or warranties in relation to this or any other property.

49 Langdale Drive , Bury, BL9 8HP

Bedroom 5

13' x 9'5 (3.96m x 2.87m)



Limited headroom, gable end window and additional roof lite. Storage to eaves.

Bedroom 6

9 x 10'3 (2.74m x 3.12m)



Limited headroom bedroom with Velux roof lite. Useful storage to eaves.

Exterior



The property has ample off road parking and is bordered by well tended lawns. There is a detached single garage with an up and over door. In addition there is a paved patio area to the rear of the property.

Council Tax

Our client has advised this property is Council Tax Band D, payable to Bury MBC.

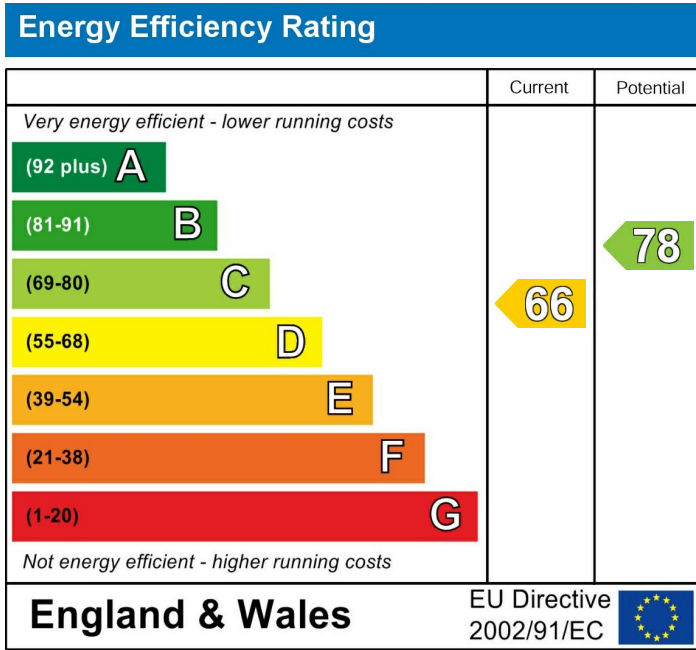
Viewings

Through sole selling agents Jonathan Dines.



228, Bury New Road, Whitefield Manchester, M45 8QN
Tel: 0161 766 4555 Email: sales@jonathandines.com
www.jonathandines.com

Property particulars are supplied by Jonathan Dines & Company and are set out in accordance with The Property Descriptions Act (1991) and are for general guidance outline only. For guidance of prospective purchasers or lessees the particulars do not constitute any part of an offer or contract. These particulars are produced in good faith and are given without any responsibility to the intending purchaser, lessee or third parties and therefore should not be relied upon as statements or representations of fact. No persons within the employment of Jonathan Dines & Company has any authority to make or give representations or warranties in relation to this or any other property.



228, Bury New Road, Whitefield Manchester, M45 8QN
 Tel: 0161 766 4555 Email: sales@jonathandines.com
www.jonathandines.com

Property particulars are supplied by Jonathan Dines & Company and are set out in accordance with The Property Descriptions Act (1991) and are for general guidance outline only. For guidance of prospective purchasers or lessees the particulars do not constitute any part of an offer or contract. These particulars are produced in good faith and are given without any responsibility to the intending purchaser, lessee or third parties and therefore should not be relied upon as statements or representations of fact. No persons within the employment of Jonathan Dines & Company has any authority to make or give representations or warranties in relation to this or any other property.