



**83 Trimingham Drive, Brandlesholme, Bury**

**£380,000**

- Attractive Detached
- Gas Central Heating
- Garage and Driveway
- Excellent Schools
- No Chain
- Four Generous Bedrooms
- Two Reception Rooms
- FREEHOLD TITLE
- Close to Burrs Country Park
- E.P.C. ' D '



A generously proportioned and well planned 4 bedroom detached property occupying a prime location within this desirable and established residential area. The property provides great potential to extend further and enhance what is already a fine family home. Set within an excellent catchment area for local schools , within walking distance of the popular Burrs Country Park and providing easy access to Bury Town Centre and it's amenities.

### **ENTRANCE PORCH**

Ceramic tiled floor.

### **ENTRANCE HALL**

Generous sized hallway. Understairs storage cupboard.



### **CLOAKS**

Two piece suite comprising hand washbasin and low level w.c. Complementary part tiled walls.

## LOUNGE

15'0" x 14'0" (4.57m x 4.27m)

Feature electric fire set in attractive fire surround with marble back and hearth. Large picture window overlooking rear garden. Plaster coving to ceiling.



## DINING ROOM

11'9" x 11'1" (3.58m x 3.38m)

Fitted electric fire. Plaster coving to ceiling.



## BREAKFAST KITCHEN

13'4" x 9'2" (4.06m x 2.79m)

Range of fitted wall and base units incorporating gas slot in cooker. Complementary worksurfaces with splashback tiling. Inset stainless steel sink unit. Ceramic tiled floor. Central heating boiler. Plumbing for automatic washing machine and dishwasher.





**FIRST FLOOR**

## LANDING

Generous sized landing with loft access.



## BEDROOM 1

16'3" x 14'1" (4.95m x 4.29m)

Range of fitted robes. Plaster coving to ceiling.





**BEDROOM 2**

12'0" x 11'6" (3.66m x 3.51m)



**BEDROOM 3**

12'3" x 9'1" (3.73m x 2.77m)

Plaster coving to ceiling.



**BEDROOM 4**

8'9" x 8'4" (2.67m x 2.54m)





## BATHROOM

8'4" x 7'0" (2.54m x 2.13m)

Three piece suite comprising panelled bath, hand washbasin and low level w.c. Part tiled walls. Airing cupboard.



## OUTSIDE

Garden to front, mainly laid to lawn with generous driveway leading to integral garage. Garden to rear, mainly laid to lawn and stocked with an abundance of mature trees and shrubs. Paved patio area.





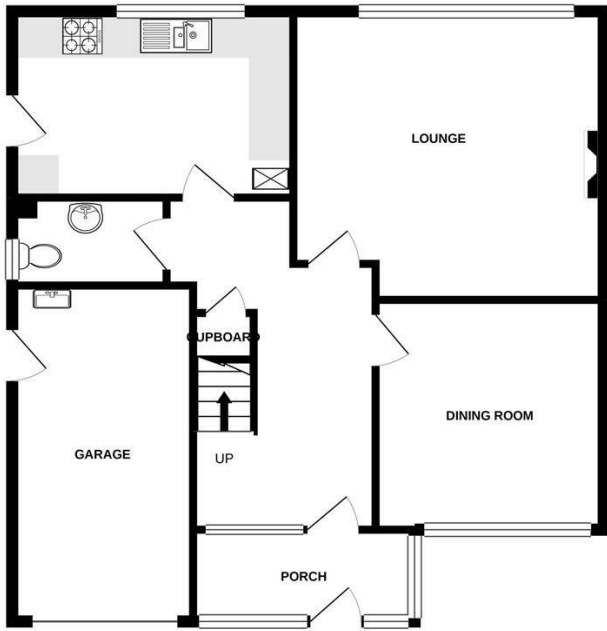
**REAR ELEVATION**



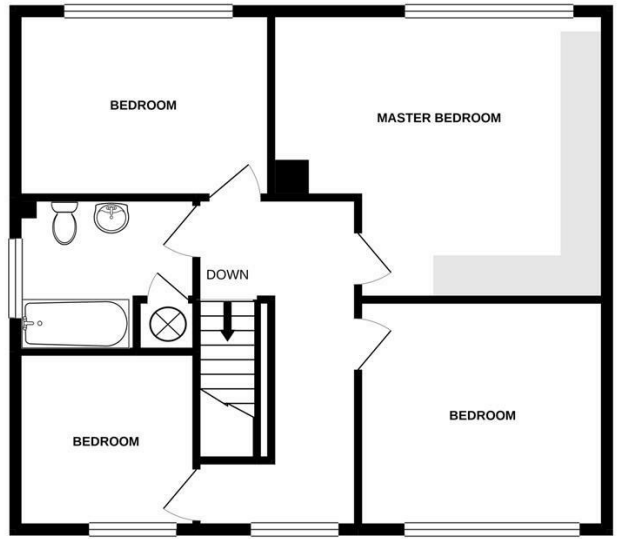
**VIEWINGS**

By Telephone Appointment with the office on 01204 88 6216

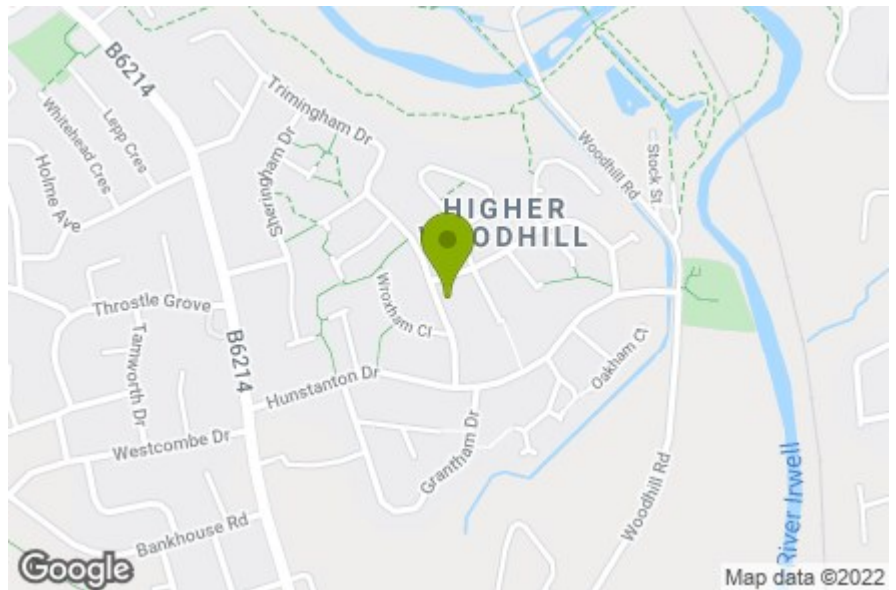
GROUND FLOOR



1ST FLOOR



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 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>84</b>
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC