



Total area: approx. 115.6 sq. metres (1244.6 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.  
Plan produced using PlanUp.



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>England &amp; Wales</b>	EU Directive 2002/91/EC

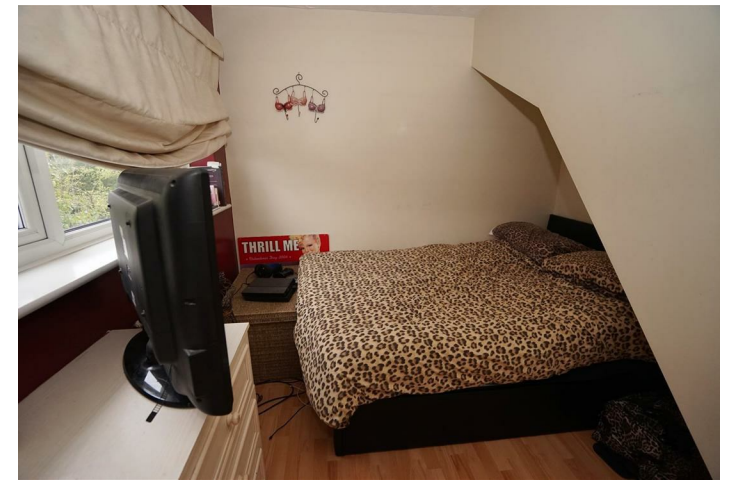
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2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

**20 Wadebridge Drive, Bury, Lancashire, BL8 2NN**

Well presented and extended 3 double bedroom detached property, located on this ever popular estate offering excellent access to local shops, schools and transport links. The property benefits from gas central heating, double glazing and has been loft converted and a conservatory added to the rear to create a fantastic family home. Only by viewing the property will you appreciate the flexibility and space on offer

**Offers In The Region Of £260,000**





Situated on this highly sought after estate located on the outskirts of Bury this deceptively spacious detached property must be viewed to appreciate the size and space available. Having been re modelled to create a second floor the property offers excellent family accommodation which comprises :- Entrance hall, w.c. Lounge, dining area, fitted Oak fronted breakfast kitchen with built in appliances, conservatory. To the first floor there are two double bedrooms master with en suite shower room and family bathroom. to the second floor there is a further double bedroom,. Outside there are open plan gardens to the front with driveway leading to a single integral garage, to the rear is an enclosed garden with paved patio, lawned garden and timber shed, Viewing is essential to appreciate all that is on offer.

**Entrance Hall**  
UPVC double glazed entrance door, radiator, laminate flooring, stairs to first floor landing, , door to:

**WC**  
UPVC frosted double glazed window to front, fitted with two piece suite

comprising, wall mounted wash hand basin and low-level WC, half height ceramic tiling to all walls, radiator, laminate flooring.

**Lounge**  
14'4" x 12'5" (4.37m x 3.79m)  
UPVC double glazed window to front, radiator, open plan to:

**Dining Room**  
8'9" x 9'5" (2.67m x 2.88m)  
Radiator, laminate flooring, double glazed patio doors to conservatory, door to:

**Kitchen/Breakfast Room**  
8'9" x 13'11" (2.67m x 4.24m)  
Fitted with a matching range of oak fronted base and eye level units with underlighting, drawers and cornice trims, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge and dishwasher, built-in electric fan assisted double oven, four ring gas hob with pull out extractor hood over, uPVC double glazed window to rear, ceramic tiled flooring, archway to Conservatory, radiator, door to garage.

**Cupboard**  
Built in understairs storage cupboard

**Conservatory**  
Half brick with uPVC double glazed windows, polycarbonate roof, ceiling fan and power and light connected, radiator, ceramic tiled flooring, uPVC double glazed french doors to garden.

**Landing**  
UPVC double glazed window to side, built-in over-stairs storage cupboard, stairs to second floor, door to:

**Bedroom 1**  
10'10" x 8'9" (3.30m x 2.67m)  
UPVC double glazed window to front. Fitted bedroom suite with a range of wardrobes comprising two fitted triple wardrobes with hanging rails, shelving, overhead storage and drawers, radiator, door to:

**En-suite**  
Fitted with three piece suite comprising pedestal wash hand basin and tiled shower enclosure, WC with hidden cistern, half height ceramic tiling to all walls, extractor fan, radiator, uPVC frosted double glazed window to side.

**Bedroom 2**  
9'3" x 15'3" (2.82m x 4.66m)  
Two uPVC double glazed windows to rear, fitted bedroom suite with a range of



wardrobes comprising two built-in double wardrobes with hanging rails and shelving, fitted matching dressing table and drawers, two radiators, laminate flooring.

**Bathroom**  
Three piece modern white suite comprising deep panelled p shaped bath with shower over and glass screen, inset wash hand basin in vanity unit with cupboards under and mixer tap and low-level WC, full height pvc panelling to all walls, extractor fan. radiator, uPVC frosted double glazed window to front.

**Bedroom 3**  
11'7" x 14'6" (3.53m x 4.41m)  
Double glazed velux skylight, fitted bedroom suite with a range of wardrobes comprising fitted triple wardrobe(s) with hanging rails and shelving, sloping ceiling with recessed spotlights.

**Outside**  
Open plan front garden, block paved driveway to the front leading to garage, paved pathway leading to front entrance door with lawned area and mature

flower and shrub borders. Private rear garden, large paved sun patio, paved pathway with lawned area, timber garden shed, enclosed by timber fencing to rear and sides, side gated access.

**Garage**  
Integral brick built single garage with power and light connected, wall mounted gas combination boiler serving heating system and domestic hot water plumbing for washing machine space for freezer and tumble dryer, up and over door.

