



**Miller Metcalfe**

WHY SETTLE FOR LESS?



**2A Bridgefield Drive, Bury,  
Greater Manchester, BL9 7PE**

**Asking Price: £490,000**

**\*\*NEW BUILD\*\*OVER THREE FLOORS\*\* FOUR BEDROOMS \*\* SOUGHT AFTER LOCATION\*\*HIGH STANDARDS THROUGHOUT\*\* The property is close to local amenities, schools, shops, leisure centre and the motorway networks. Finished to a high standards throughout and briefly comprises of entrance hallway, guest wc, lounge with double doors to the rear garden, open plan kitchen & family room with double doors to the rear garden and a log burner, there is a utility room with a door to the garage. To the first floor there is a shower room, three bedrooms, bedroom two has en-suite facilities. To the second floor there is a master suite with a dressing room and an en-suite. To the front there is a driveway providing off road parking and leading to a garage. To the rear is private and not overlooked and backs onto the fields.**

## Rooms

**Entrance Hall** Hardwood flooring, radiator.

**Separate wc** Two piece suite comprising of wash hand basin and wc. Hardwood flooring.

**Lounge** 16'5" x 10'3" (5m x 3.12m). Log burner, hardwood flooring, French doors to the rear garden, radiator.

**Open Plan Kitchen & Family Room** 26' x 13'9" (7.92m x 4.2m). Fantastic open plan living space. The high spec kitchen has attractive range of wall and base units and a centre island, integrated fridge freezer, dishwasher, double oven, hob, extractor hood. The family area has a log burner and patio doors and window to the rear garden.

**Utility Room** 13'8" x 6'2" (4.17m x 1.88m). Good range of wall and base units, door to the garage.

## First Floor Landing

**Bedroom Two** 14'3" x 10'2" (4.34m x 3.1m). uPVC window, radiator. Access to the en-suite.





**Bedroom Three** 12'5" x 11'6" (3.78m x 3.5m). uPVC window, radiator.

**Bedroom Four** 12'5" x 9'3" (3.78m x 2.82m). uPVC window, radiator.

**Shower Room** Modern and contemporary shower room with a double shower cubicle, wash hand basin, wc, fully tiled, heated chrome towel rail.

### **Second Floor Landing**

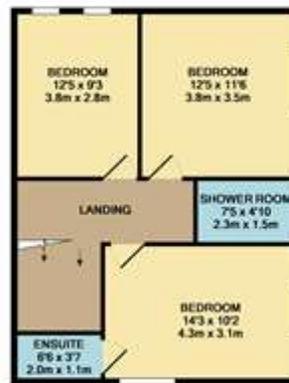
**Master Bedroom** 16'9" x 12'2" (5.1m x 3.7m). Stunning large master suite with a Juliette balcony overlooking the fields, radiator, access to the dressing room and en-suite.

**Dressing Room** 15'11" x 11'8" (4.85m x 3.56m). uPVC window.

**Master En-suite** Modern en-suite with a double shower cubicle, wc and wash hand basin. uPVC window, heated towel rail.

**Gardens** There is a driveway to the front providing off road parking and leading to a garage. To the rear is private and backing onto the fields.

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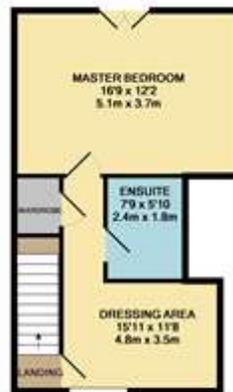
1ST FLOOR  
APPROX. FLOOR  
AREA 567 SQ.FT.  
(52.1 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 819 SQ.FT.  
(76.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1387 SQ.FT. (127.8 SQ.M.)

(While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatements. This plan is for illustrative purposes only and should be used as such in any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.)

Drawn with Metreplan 12/2018



2ND FLOOR  
APPROX. FLOOR  
AREA 426 SQ.FT.  
(39.4 SQ.M.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.