



Plumpton Drive

Bury

Miller Metcalfe
Every step of the way

Plumpton Drive

Bury

Semi Detached



3



2

EPC Rating - D

**** BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM SEMI-DETACHED SITTING ON A HUGE CORNER PLOT ****

WOW! Looking for tons of space, privacy and a beautifully presented home you can walk straight into and enjoy from day one? We are so excited to welcome to the market this gorgeous three bedroom semi-detached home which has got so much going for it and is available with NO ONWARD CHAIN!

The property, which sits on an enormous corner plot and which offers an abundance of space, parking, gardens with a nice outlook to the front. There's also genuine potential to further extend and develop due to the sheer size of the plot. Internally there's two large reception rooms perfect for separate living and dining spaces. A modern kitchen is also on offer which incorporates a cloakroom. There's three double bedrooms to take advantage of which is great for families.

The property is nicely presented throughout and flows with neutral and sophisticated decor which is a true credit to the current owner. We think it would make a perfect purchase for a growing family looking for something special.

Plumpton Drive is a quiet and well regarded location in the Walmersley area of Bury. There's great network links to Bury, Manchester and beyond via the local motorway network. There's also a great selection of amenities on the doorstep such as schools, shops and bus routes. The property overlooks Burrs Country Park which is popular with children, families and walkers and can be accessible in a matter of minutes.

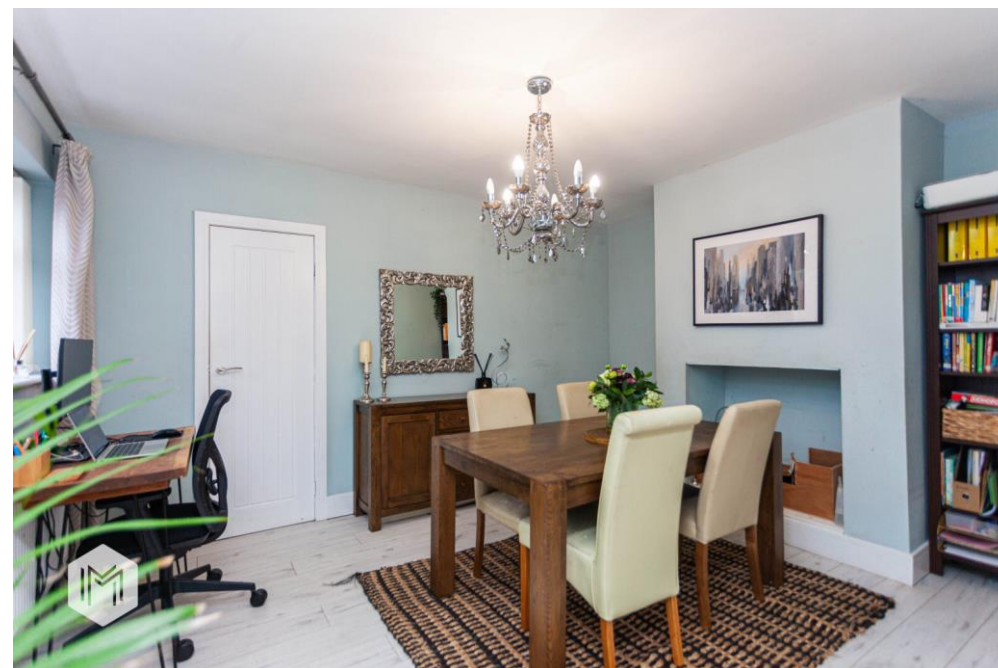
The accommodation in brief, comprises of; entrance door leading to a separate porch. A door leads to a bright and airy hallway where you'll find the kitchen area at the far end. There's a combination of base and eye

level units with access to a ground floor cloakroom. Moving through the ground floor there's two generous reception rooms which are perfect for separate living and dining spaces. Take the stairs to the first floor and you'll find three generous double bedrooms plus a family bathroom suite.

TENURE
Freehold

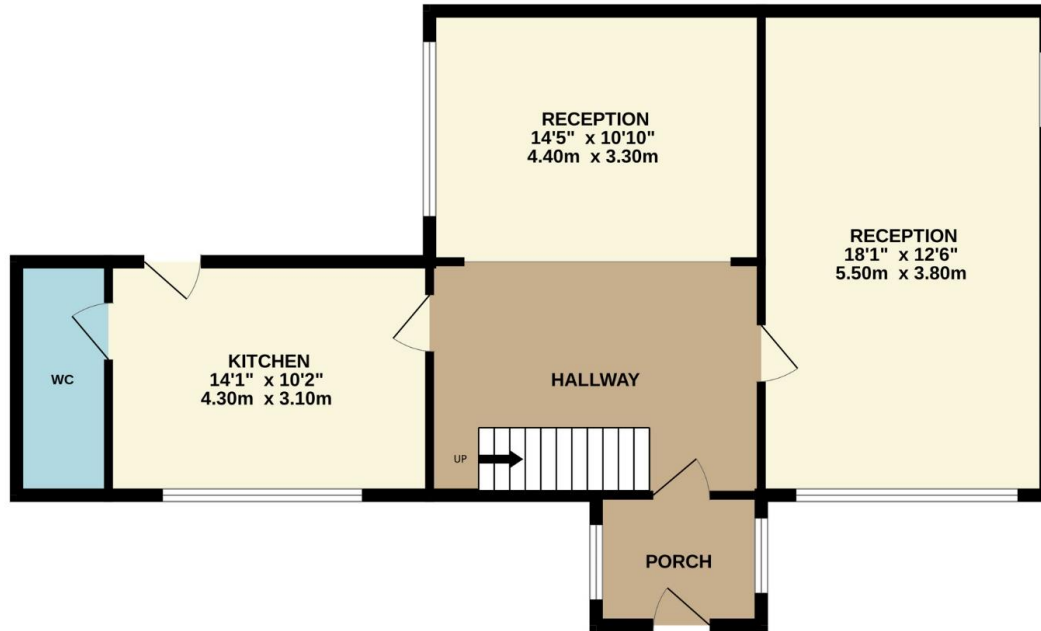
LOCAL AUTHORITY / COUNCIL TAX
Bury Council
Band B
Annual Price £1612

BROADBAND
Basic 7 Mbps
Superfast 71 Mbps
Ultrafast 1000 Mbps

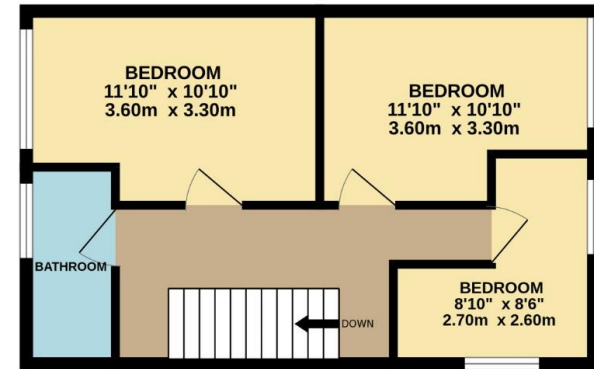




GROUND FLOOR
813 sq.ft. (75.5 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 1204 sq.ft. (111.9 sq.m.) approx.

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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