



*New Bridge Gardens*

Bury

**Miller Metcalfe**  
*Every step of the way*



# New Bridge Gardens

Bury



2



2

EPC Rating - C

**\*\* BEAUTIFULLY PRESENTED AND FULLY RENOVATED TOWNHOUSE AVAILABLE WITH NO ONWARD CHAIN \*\***

We are thrilled to welcome to the market this gorgeous two bedroom townhouse which has recently gone under a complete transformation! The property, which has been lovingly restored by the current owner flows with neutral, modern and elegant decor and is ready to move in and enjoy from day one!

With accommodation conveniently arranged over three floors, there's plenty of space to take advantage of and we think it would make a great purchase for a growing family or perhaps someone looking to take their first step onto the market. The property benefits from two bathrooms, a modern, high end kitchen with a separate dining space, a single garage and a well kept private garden.

New Bridge Gardens is a well regarded residential Bury location popular with families. Located just off Manchester Road between Bury and Whitefield, there's an abundance of amenities on the doorstep such as schools, shops, supermarkets and leisure facilities. For those that need to commute and travel, there's great links to Bolton, Bury, Whitefield, Manchester and beyond.

The accommodation briefly comprises of; entrance hallway with a door leading to a single bedroom. At the rear is a double bedroom with access to a separate en-suite. Take the stairs to the first floor and you'll find a modern kitchen area with a combination of base and eye level fitted units which flows into a separate dining space. There's also a three piece family bathroom suite on offer. Stairs lead to the third floor where you'll find a substantial reception which would make a fantastic private lounge to wind down for the evening.

**LOCAL AUTHORITY & COUNCIL TAX**  
Bury Council  
Band C  
Annual Price : £1842

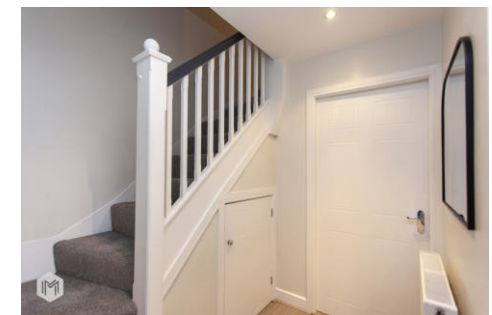
**MOBILE COVERAGE**  
EE  
Vodafone  
Three  
O2

**BROADBAND**  
Basic 5 Mbps  
Superfast 80 Mbps  
Ultrafast 1000 Mbps

**SATELLITE / FIBRE TV AVAILABILITY**  
BT  
Sky

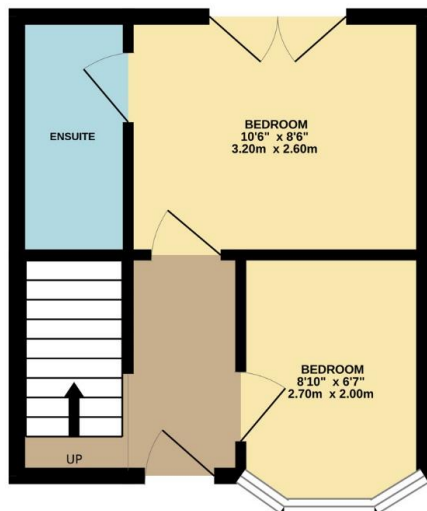


TENURE  
Freehold

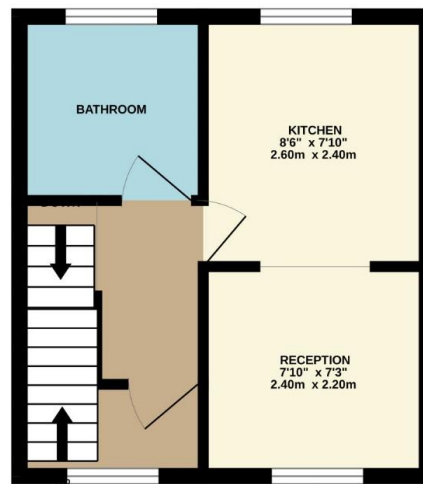




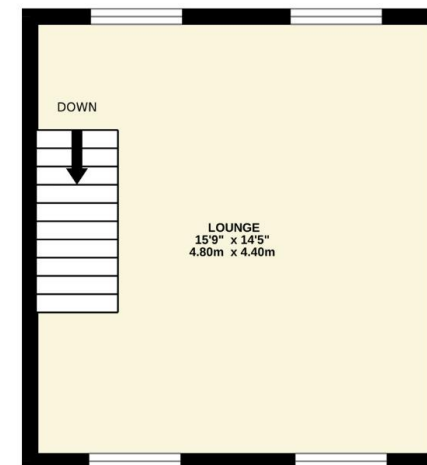
GROUND FLOOR  
248 sq.ft. (23.0 sq.m.) approx.



1ST FLOOR  
242 sq.ft. (22.5 sq.m.) approx.



2ND FLOOR  
235 sq.ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA : 725 sq.ft. (67.3 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.

Made with Metropix ©2024

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.