

Harrison



Sales

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39 GARSTANG DRIVE SEDDONS FARM BL8 2JS

£324,950 FREEHOLD

- EXTENDED DETACHED BUNGALOW
- 4 BEDS, EN SUITE, GAS C/H, MAJ D/G
- FTD BREAKFAST KITCHEN, SEP DINING RM
- SECLUDED LAWNED GARDENS INC PATIO
- SOUGHT AFTER LOC, ADJ PASTURELAND
- HALL, RECEPTION W.C/UTILITY ROOM
- LRGE CONSERVATORY, 4 PIECE BATHROOM
- ATT GGE, GENEROUS DRIVE, VIEWING REC

10 Bolton Street Bury Lancashire BL9 0LQ



39 GARSTANG DRIVE SEDDONS FARM BURY BL8 2JS

GROUND FLOOR

ENTRANCE CANOPY	With quarry tiled floor.
HALL	Hardwood entrance door, wood laminate floor, radiator.
RECEPTION W.C/UTILITY ROOM	White 2 piece suite comprising hand wash basin and w.c, plumbing for automatic washing machine, part tiling, quarry tiled floor.
LOUNGE	16'7" x 12' Double glazed bow window, living flame gas pebble fire set in Limestone fireplace, 2 radiators.
SEPARATE DINING ROOM	13' x 9' Double glazed bow window, double radiator.
CONSERVATORY	18'7" x 12'9" Double glazed windows and doors to garden, window blinds, ceiling fan, ceramic tiled floor, 2 radiators.
BREAKFAST KITCHEN	18'2" x 7'8" Double glazed window, range of 'Maple' fitted wall and base units with matching peninsular unit, co-ordinated worktops and ceramic tiled surrounds, concealed wall lighting, 'Blanco' inset sink unit with water filter, split level electric oven and gas hob, cooker hood, plumbing for automatic dishwasher, built in storage cupboard with sliding doors, pelmet lighting, ceramic tiled floor, double radiator.
INNER HALL	Built in storage cupboard, loft access.
BEDROOM	14'1" x 12' Double glazed, fitted bedroom furniture comprising wardrobes, drawers and dresser, inset shelving with down lights, radiator. EN SUITE BATHROOM Double glazed, 4 piece suite comprising bath, shower cubicle, hand wash basin and w.c, ceramic tiling to walls, ceramic tiled floor, radiator.
BEDROOM	16' x 9' Double glazed, fitted wardrobes, inset shelving, radiator.
BEDROOM	14'1" x 9' Double glazed, inset shelving, radiator.
BEDROOM	11'6" x 9' Double glazed windows and patio door to conservatory, wood laminate floor, radiator.
BATHROOM	4 piece suite comprising bath with mixer tap shower, vanity unit with contrasting bathroom cabinet with mirror, w.c and bidet, ceramic tiling to all walls, ceramic tiled floor, radiator.



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EXTERNALLY

GARAGE

Attached of matching brick construction with up and over door, power and lighting, central heating boiler, served by 4 car drive.

GARDENS

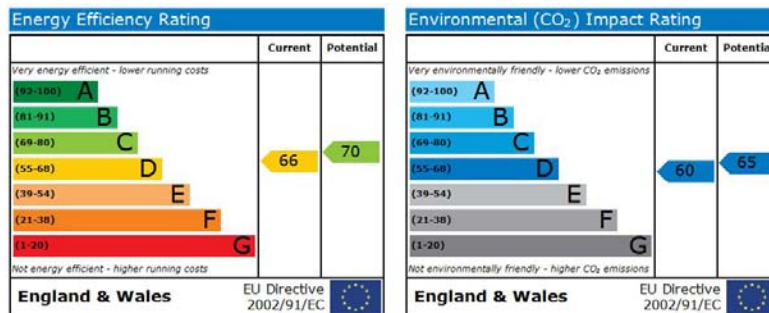
Lawned front garden and secluded lawned rear garden with patio and shed.

LOCATION: From Ainsworth Road, Bury turn left into Watling Street and 1st right into Garstang Drive.

All room sizes deemed approximate and are for guidance only



ENERGY PERFORMANCE CERTIFICATE





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PICTURE PAGE



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