





PROPERTY DESCRIPTION

This stunning, individually designed 1930's detached property offers exceptional accommodation spread across three floors. Built to the highest specifications, it is situated on one of Bury's most prestigious roads, providing an unparalleled level of luxury. Set within private gated grounds, the property features a distinctive in-and-out driveway in a highly sought-after area. This truly spectacular home must be viewed internally to fully appreciate its impressive size and exquisite features.

Bespoke-designed to maximize both comfort and style, the property enjoys a pleasant southerly rural aspect to the rear. Constructed with meticulous attention to detail by the current owners, no expense has been spared in the pursuit of absolute luxury. Offering approximately 4,000 square feet of living space, the well-proportioned accommodation is ideally suited to modern lifestyles.

The ground floor comprises an entrance porch leading to a grand hallway, a spacious lounge with a feature log-burning stove, and a mezzanine-level sitting room/playroom. Additional highlights include a formal dining room, a stunning open-plan dining kitchen and family room with patio doors, an office, a utility room, and a downstairs cloakroom/shower room. On the first floor, a generous landing leads to four large bedrooms, two of which feature en-suite shower rooms, as well as a stylish three-piece family bathroom and a separate W.C. The second floor is dedicated to the luxurious main suite, which includes a private bedroom, an impressive en-suite bathroom, and a separate sitting area.

Externally, the property boasts a meticulously landscaped front garden and an extensive paved courtyard with space for multiple vehicles, secured by two remote-controlled double gates. The rear garden is a magnificent, mature space with expansive patio areas, enjoying an open southerly aspect overlooking picturesque pastureland. Despite its private setting, the property is conveniently located close to a range of amenities and major transport links, providing easy access to Manchester and the wider North West region. It also falls within the catchment area for excellent local schools, including Bury Grammar and Bolton School.

This is a rare opportunity to acquire one of Bury's most prestigious homes. Given its exceptional qualities, the property is unlikely to remain on the market for long. Early viewing is highly recommended and is strictly by appointment only through our Ramsbottom office. **SOLD WITN NO ONWARD CHAIN!**

Tenure: Leasehold

Local Authority/Council Tax

Bury Council: G Annual Amount: £3814.66 Approx.

Flood Risk: Very Low

Broadband availability





ROOM DESCRIPTIONS

Ground Floor

Entrance Porch

A composite double glazed front door and windows, tiled flooring, ceiling spotlights and a alarm pad. Independent access to garage.

Hallway

Imposing entrance hall with tiled flooring. Oak wood stairs and balustrade, UPVC double glazed window, radiator, ceiling coving and ceiling spotlights. Under stairs storage cupboard.

Downstairs Shower Room

A modern three-piece white suite comprising of a large walk-in shower unit, low level, wash hand basin, chrome contemporary radiator, extractor unit, ceiling spotlights and wall mounted mirror.

Lounge

UPVC double glazed sliding patio doors leading to rear garden with panoramic views over adjoining countryside. UPVC double glazed side window, feature log burning stove, radiators, TV point, Amitco flooring, ceiling points and stairs leading up to the mezzanine floor.

Mezzanine Level

Versatile room. Currently utilised as a playroom. Vaulted ceiling with four Velux windows affording beautiful views over the garden and surrounding countryside. Radiator, built-in cupboards and shelve and ceiling spotlights.

Dining Room

Inglenook fireplace with granite hearth housing feature wood burning stove. Oak Mantle and flooring. UPVC double glazed bay rear window, radiator, solid wood flooring, ceiling coving, ceiling rose and ceiling point.

Open Plan Dining Kitchen & Family Room

A superb Diane Berry modern fitted kitchen with a wide range of wall and base units with complimentary worksurface, single bowl sink unit with mixer tap, four ring induction hob with integrated extractor unit built-in, integrated electric oven, microwave, dishwasher, wine cooler and fridge and freezer, gas fired AGA with three ovens and hot plates, ceiling spotlights, ceiling points, two Velux windows, tiled flooring , radiators, UPVC double glazed rear window and composite French double glazed patio doors and TV point.

Inner Hallway & Utility Room

Integrated washing machine and dryer, unit, radiator, tiled flooring, ceiling spotlights, large pantry cupboard and access to the second garage.

Plant Room

A comprehensive new heating system with a commercial standard high efficiency condensing gas fired boiler. The hot water system has been designed to provide continuous mains pressure hot water to enable more than one bathroom to be used at any one time. Power points and ceiling point.

First Floor

Landing

Radiators, storage cupboards, storage of eaves, ceiling coving and ceiling points.

Bedroom

UPVC double glazed side window, fitted wardrobes and unit , ceiling coving and ceiling point.

En-Suite Shower Room

A modern three-piece white suite comprising of a walk-in shower unit, low level w/c, wash hand basin unit with storage cupboard underneath, radiator, extractor unit and ceiling spot lights.

Bedroom

UPVC double glazed rear window, radiator, wooden window shutters, built-in dressing table, units and wardrobes, ceiling coving and ceiling point.

En-Suite Shower Room

Modern three-piece white suite comprising of a walk-in shower unit, low level WC, wash hand basin with storage drawer underneath, chrome towel radiator, part tiled walls, extractor unit, ceiling coving and ceiling spotlights.

Bedroom

UPVC double glazed bay window, radiator, fitted wardrobes and units, ceiling coving and ceiling point.

Bedroom

UPVC double glazed side window , radiator, TV point and ceiling point.

Family Bathroom

Three piece suite comprising free standing contemporary bath comprising of a shower unit, single bowl sink unit with mixer tap, storage cupboard on underneath, chrome towel radiator, built-in TV, tile walls and flooring, extractor unit, built-in speakers, ceiling spotlights and UPVC double glazed rear window.

Separate W.C.

A modern two-piece white suite comprising of a low-level WC, wash hand basin with storage cupboard underneath, laminate flooring, ceiling point and UPVC double glazed side window.

Second Floor

Stunning Main Suite

Attractive vaulted ceilings. Four double glazed Velux windows which are electrically operated. All lighting within Loft is via LED lighting, designed to accentuate details of the space. Zoned wet underfloor heating system throughout the loft suite. Built-in wardrobes.

Dressing Room

Range of bespoke drawer units. Large walk in eaves storage. Velux double glazed windows, ceiling point and ceiling spotlights.

Lounge

Feature picture window affording panoramic views of rear garden and adjoining countryside. Under floor heating, built-in drawers and units, TV point and ceiling point.

En-Suite Bathroom

A modern four piece white suite comprising of a large walk-in shower unit, freestanding bath with mixer tap and showerhead, built-in TV, low level WC, wash hand basin with mixer tap with storage drawer underneath, under floor heating, chrome towel radiator, part tiled walls, LED floor lighting, extraction unit, built-in speakers, ceiling spotlights and double glazed Velux windows.

Outside

Garage One

With power and light. Remote control operated garage door. UPVC double glazed side window and water tap.

Garage Two

With power and light. Remote control operated garage door

Gardens & Parking

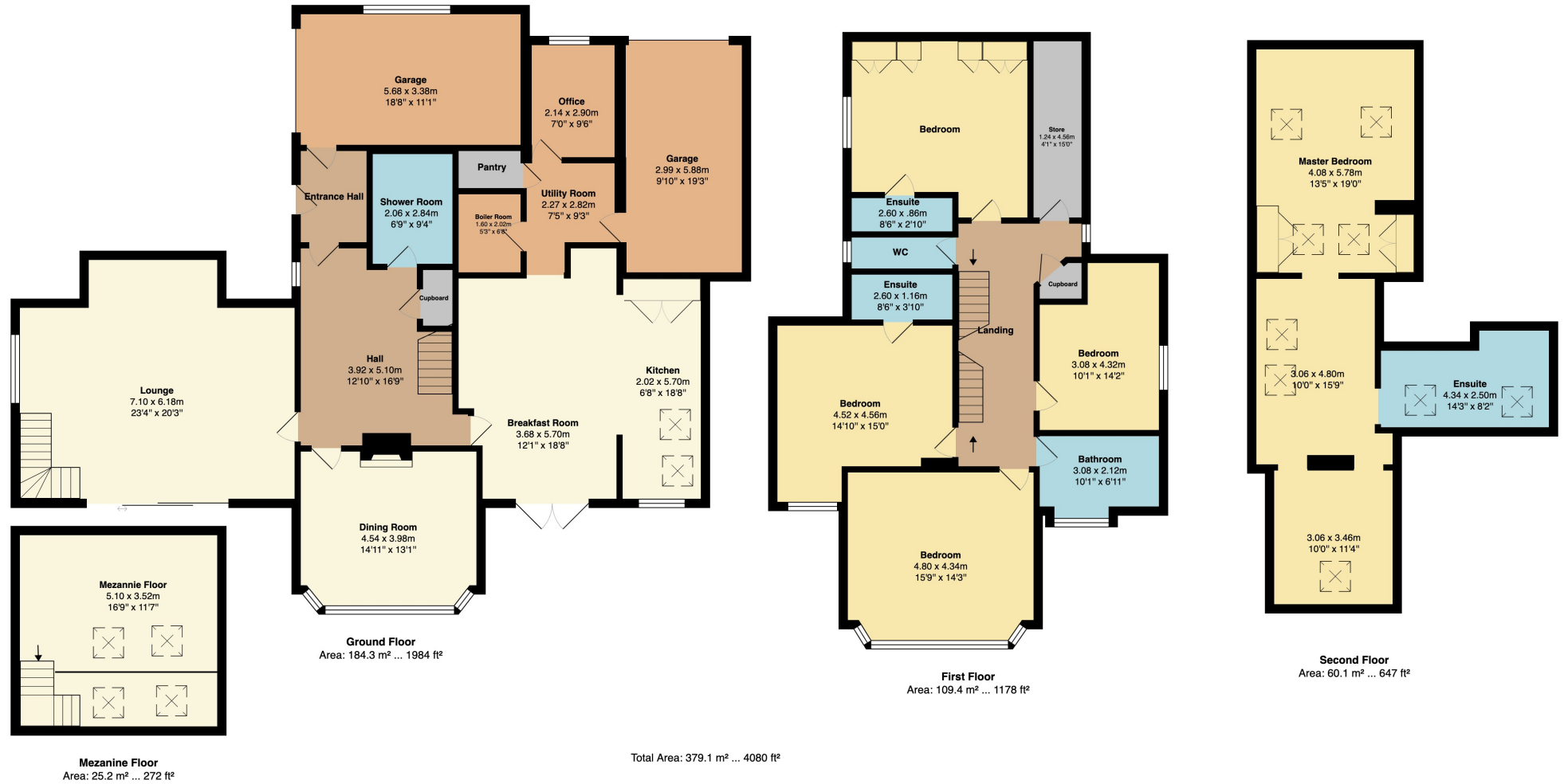
Attractive, Low maintenance front garden, designed by a Double RHS gold medal winning garden designer. Crescent shaped driveway with remote control operated electric gates to both entrance and exit. Installed with an abundance of LED lighting to further enhance this professionally landscaped garden. Driveway access to both garages. Electric charging point.

Extensive garden to rear affording panoramic views over adjoining countryside. and enjoying a Southerly aspect. Generous sized lawned area with extensive patio areas. Attractive exterior lighting to include new LED soffit lights.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

FLOORPLAN



General Disclaimer

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

Measurements

All measurements quoted are approximate.

Fixtures, Fittings & Appliances

The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.