



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	84
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

MIDDLETON DRIVE, BURY, BL9



- Three Bedroom Family home
- Recently Refurbished Throughout
- New Kitchen In 2026
- New Bathroom In 2026
- Ground Floor WC & Shower Room
- Family Room & Large Lounge/Diner
- Garage & Driveway Parking



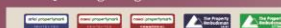
£289,995

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A three bedroom modern family home with garage, driveway, and two reception rooms which has recently undergone a comprehensive refurbishment and is offered for sale with no further chain delay. Situated in a consistently popular location, the Metrolink network is within easy reach via Whitefield station, the motorway network via the M60, easy access to Whitefield, Prestwich and Bury, popular schools, shops, houses of worship and beautiful countryside. The family home benefits a new kitchen, new bathroom, new carpets, decorations etc and is hopefully ready to move straight into. The accommodation extends to around 990 square feet with accommodation over two levels that briefly comprises; porch, family room, ground floor guest WC, ground floor shower room, generous lounge / diner, stylish fitted kitchen installed in early 2026, landing, three bedrooms with wardrobes, a modern white bathroom suite installed in early 2026. There is a garage, driveway parking, and a fully enclosed easy maintenance rear garden. That really is a great deal to admire and all that is on offer can only be fully appreciated via a personal inspection which can be arranged by calling Cardwells Estate Agents Bury on 01617611215, emailing: lettings@cardwells.co.uk or visiting: www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch 4' 0" x 3' 7" (1.210m x 1.104m) Single glazed windows and door, wall mounted matching light, UPVC door into the family room.

Family Room 17' 7" x 9' 4" (5.369m x 2.836m) Measured at maximum points, UPVC window to the front, two radiators, new carpet, neutral decorations, stairs off to the first floor.

Ground Floor Guest WC 6' 5" x 2' 4" (1.960m x 0.716m) A white two-piece sweet comprising to flush WC and wash hand basin, radiator, extractor, neutral decorations.

Ground Floor Shower Room 5' 3" x 2' 10" (1.593m x 0.867m) Shower enclosure with glass folding door, Ceramic wall tiling, ceramic floor tiling, extractor, spot lighting.

Lounge/Diner 19' 10" x 14' 8" (6.039m x 4.459m) Measured at maximum points, UPVC window overlooking the rear garden, two radiators, quality carpeting, neutral decorations, under stairs storage.

Kitchen 14' 6" x 8' 1" (4.408m x 2.474m) Measured at maximum point. A professionally fitted kitchen installed early 2026 with a range of matching: drawers, base and wall cabinets, oven/grill, electric hob with extractor oven, scratch resistant sink wood mixer tap, double glazed window enjoying the aspect over the rear garden, UPVC rear entrance door.

First Floor Landing 10' 7" x 7' 5" (3.217m x 2.26m) Loft access point, new carpets, neutral decorations, radiator, storage space.

Bedroom 1 10' 6" x 10' 7" (3.198m x 3.221m) A professionally fitted master bedroom with an excellent range of matching: wardrobes, storage cabinets drawers and dressing table, mirrored double opening wardrobe/built-in storage space containing the main Combi 30 HE gas central heating boiler, UPVC window, radiator, new carpeting, neutral decorations.

Bedroom 2 9' 0" x 9' 7" (2.734m x 2.913m) UPVC windows to front, radiator, mirrored quadruple wardrobes are included within the sale, thick carpeting, neutral decorations.

Bedroom 3 8' 0" x 8' 10" (2.426m x 2.682m) UPVC window to the front, radiator, new carpeting, neutral decorations, two double built-in wardrobes.

Bathroom 10' 5" x 4' 3" (3.174m x 1.306m) Stylish white bathroom suite that was installed early 2026 and rising: bath with both handheld and overhead shower options, fitted glass shower screen, wash hand basin with vanity storage space below, WC, heated tumble rail, UPVC window.

Garage 17' 0" x 8' 3" (5.172m x 2.512m) Garage offers secure off-road parking and is served by a driveway offering a further private off-road parking space.

Rear Garden The rear garden is fully enclosed and paved for easy maintenance and all year around use with an elevated flower bed, there is a private pathway which serves this property running behind the neighbouring garden.

Plot Size Cardwells Estate Agents Bury premarketing research shows that the overall approximate plot size is around 0.03 of an acre.

Bury Council Tax Cardwells Estate Agents Bury premarketing research shows the property is situated in the borough of Bury and the council tax band is B at an approximate annual price of £1,878.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is of Freehold tenure. We encourage all interested parties to seek clarification of this from their solicitor.

Conservation Area Cardwells Estate Agents Bury premarketing research shows the property is not located within a conservation area.

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that the property is set not set within a conservation area.

Chain Details The property is sold with early vacant possession one no further upward chain.

Thinking of selling? Thinking of renting or selling a property? If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury or Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale or to let. For Cardwells Estate Agents Bury we are on (0161) 7611215, bury@cardwells.co.uk or for Cardwells Estate Agents Bury Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

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