



## Conway Drive, Bury BL9

- FREEHOLD
- DOUBLE DETACHED GARAGE
- CORNER PLOT
- CLOSE TO MOTORWAY NETWORK
- FIVE GENEROUS BEDROOMS
- EXECUTIVE BRIDGEFIELD DEVELOPMENT
- AMPLE OFF ROAD PARKING
- IDEAL FOR A GROWING FAMILY
- SHORT DISTANCE TO BURY TOWN CENTRE
- SCOPE FOR DEVELOPMENT

**Offers In Excess Of £495,000**

**HUNTERS®**

HERE TO GET *you* THERE



Hunters are delighted to offer for sale this charming five bedroom detached family home situated on a highly sought after executive development of Bridgefield. Set on a private plot with the added advantage of backing onto fields, this property offers an idyllic setting for a growing family. Although some cosmetic upgrading is required, the potential and space available make it a perfect opportunity to create your dream home.

As you step into the property, you are greeted by an entrance porch and hallway. The ground floor features four double bedrooms, providing comfortable and private retreats for family members, a well appointed four piece family bathroom and access to the integral double garage offers convenient parking and storage options. Additionally, there are two undecorated rooms on this level and with the right planning permissions, these rooms can be transformed into a walk-in wardrobe and en-suite for the master bedroom, adding a touch of luxury and practicality.

Ascending to the first floor, you'll find an open plan family room that seamlessly combines living and dining spaces. The large modern dining kitchen is a standout feature, complete with fitted appliances, a convenient kitchen island, and views over the garden. Two additional reception rooms on this floor provide versatile spaces that can be used as a playroom, snug, or even an extra bedroom, adapting to the needs of your family. A separate guest WC adds convenience.

Externally, the property offers an array of appealing features. A large driveway, double garage and a tiered garden to the rear with astroturf that requires minimal maintenance and a decked patio area.

Its prime location close to Bury Town Centre offers easy access to a variety of shops, amenities, supermarkets, tram stops, and the motorway network, ensuring convenience and connectivity.

Viewing this property is highly recommended to fully appreciate its size, potential, and the standard of living it can offer.









Total area: approx. 273.5 sq. metres (2943.6 sq. feet)

Disclaimer - This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.  
Plan produced using PlanUp.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

## Viewing

Please contact our Hunters North Manchester Office on 0161 637 4083 if you wish to arrange a viewing appointment for this property or require further information.



58 Long Street, Middleton, Manchester, M24 6UQ

Tel: 0161 637 4083 Email:

northmanchester@hunters.com <https://www.hunters.com>