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Estate & Letting Agents

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2 Baguley Drive, Unsworth
Bury BL9 8HS

£425,000

Hyde Estates are delighted to present this extended, five-bedroom semi-detached family home for sale. Built circa 1965, the property is immaculately presented and offers spacious living accommodation throughout including three separate reception rooms, contemporary style dining kitchen and guest wc. Benefits include off street parking with an EV charging point, integral garage and enclosed rear garden. We highly recommend an early viewing of this fabulous family home!

Baguley Drive is a quiet cul de sac situated in a popular residential area of Unsworth, ideally positioned close to shops, supermarkets, schools and leisure facilities. Nearby Whitefield and Sunny Bank offer further amenities, while Whitefield Metrolink station and local bus services provide excellent connections to Bury and Manchester. There is also convenient access to the surrounding motorway and road networks. Families benefit from a choice of reputable local primary and secondary schools nearby whilst those who enjoy the outdoors are within easy reach of Sunny Bank Wood and Whitefield Park.







Accommodation

Briefly comprising; a welcoming entrance hallway leading to a spacious lounge featuring an attractive fireplace with dual-fuel burner, fitted bookcase and bespoke cabinetry. Double doors open into a separate rear-facing dining room, enjoying views over the garden and offering ample space for a family-sized dining suite. A further reception room is positioned to the rear of the property, providing an ideal additional living space, perfect as a children's playroom or television room, with two windows overlooking the rear garden. The guest wc is fitted with a white suite of; wc and washbasin. At the heart of the home is a beautifully appointed dining kitchen with dedicated breakfast area. The kitchen is fitted with a modern range of wall and base units, contrasting work surfaces, inset composite sink with mixer tap and tiled splashbacks. Integrated appliances include a fridge/freezer, dishwasher and cooker with induction hob. Further features include a breakfast bar and patio doors opening directly onto the garden, creating an ideal space for everyday family living and entertaining. The first floor landing benefits from a natural light tube and provides access to all five bedrooms and the family bathroom. Loft access is also available via a drop-down ladder. The main bedroom features fitted wardrobes and a dressing table, whilst the second bedroom is a generous rear-facing double. The third bedroom is situated within the extended sectionof the property above the garage and benefits from a walk-in wardrobe, which offers potential for conversion into an en-suite bathroom. Bedrooms four and five are single rooms, with one currently utilised as a home office/study. The modern family bathroom is fitted with a contemporary white suite comprising; wc, washbasin, bath and separate shower enclosure. Stylish tiled and panelled splashbacks complement the finish, with additional features including a chrome heated towel rail, extractor fan and frosted window.

Room Measurements

Lounge: 15'3" x 12'4"
Dining Room: 12'4" x 10'8"
TV Room/Play Room: 17'4" x 7'2" at extremes
Breakfast Area: 12'8'' x 7'10"
Kitchen: 18'5" x 6'11"
Garage: 21'9" x 6'11"
Bedroom 1: 15'6'' x 11'
Bedroom 2: 12'3" x 10'11"
Bedroom 3: 12'4" x 6'11'' plus walk in wardrobe
Bedroom 4: 9'1" x 7'5"
Bedroom 5: 9' x 7'1"
Bathroom: 8' x 7'5"

Garage

Integral garage with up and over garage door and electrical power. Ideal for storage and includes space and plumbing for a washing machine and dryer. Internal access via the eat in kitchen.

Parking

Driveway to the front of the property with EV charger.

Gardens

Accessed via patio doors from the kitchen, the enclosed rear garden benefits from a patio area with space for outside dining furniture to enjoy in the summer months and a raised lawn with flowering shrubbery borders. To the front of the property is off street parking and a lawned area.

Additional Information

The property benefits from gas central heating and uPVC double glazing throughout. An EV charging point is conveniently located to the front of the property. The loft is accessed via a drop-down ladder from the first-floor landing and is fully boarded, with lighting, providing useful additional storage space.

Tenure

We understand from the Vendor that the property is Leasehold subject to a 999 year lease which commenced in March 1965 with an annual ground rent to be confirmed by the Vendor's Solicitor.

Council Tax

Bury Council, Band C.

Fixtures & Fittings

Carpets, curtains, and light fittings available by negotiation. We have not tested any appliances or electrical items.

Viewings

Viewings to be arranged via Hyde Estate and Letting Agents 0161 773 4583

Disclaimer

The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition.

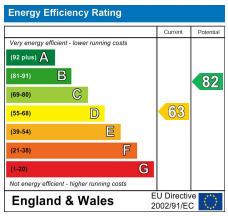


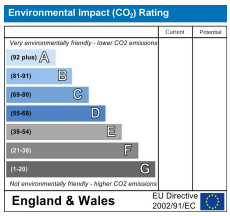












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