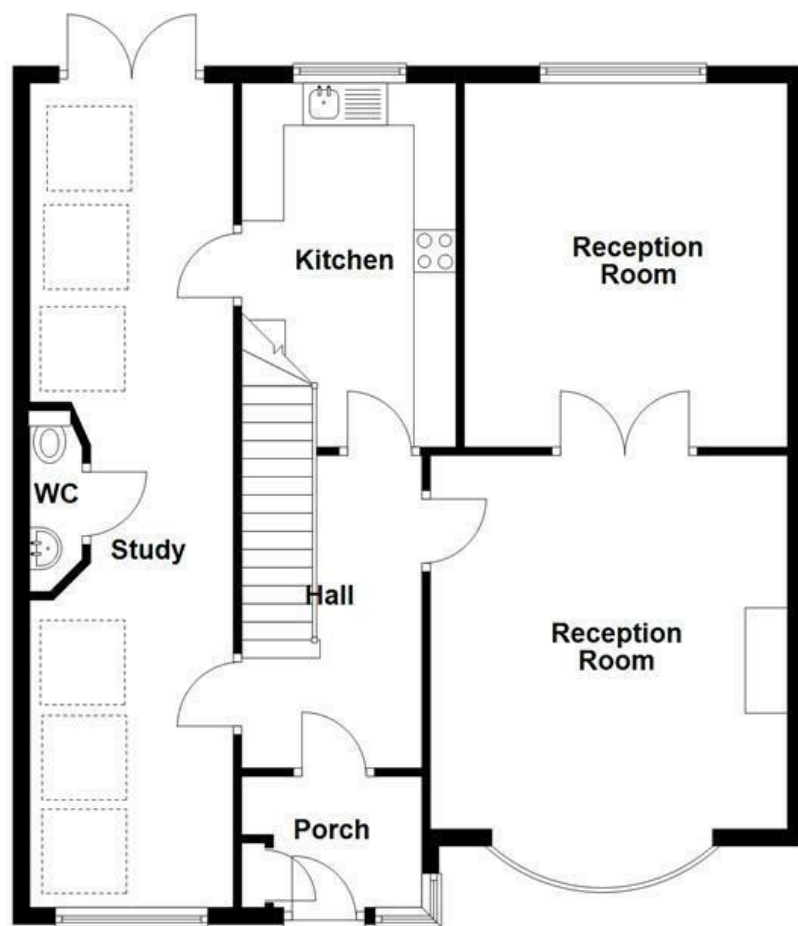
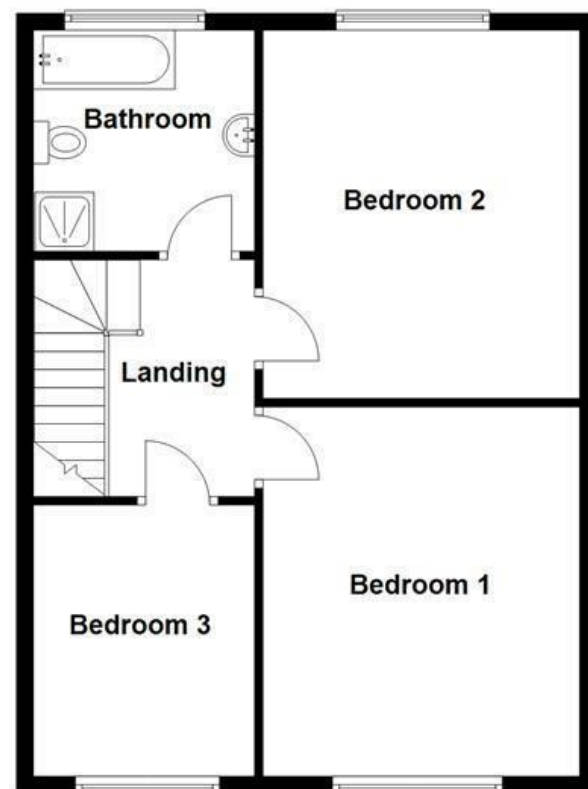


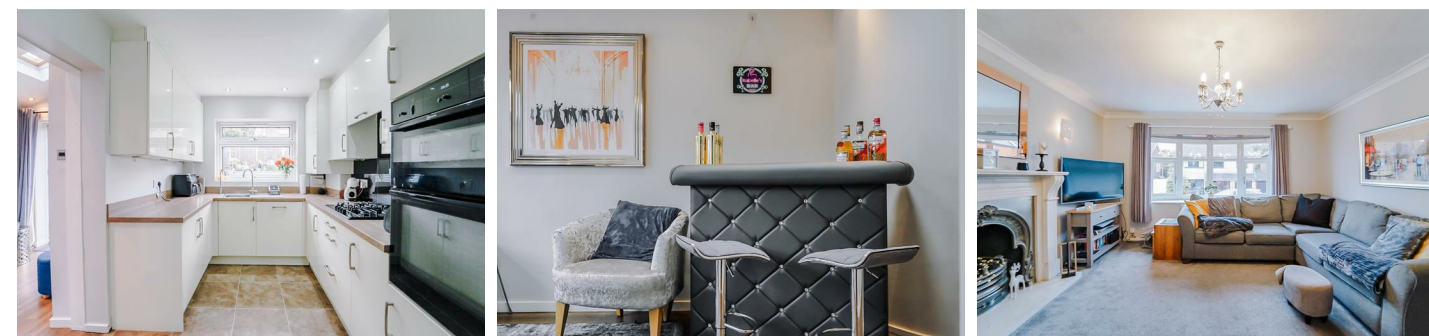
Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cartmel Close, Bury, BL9 8JA

Offers Over £400,000

STUNNING AND SPACIOUS FAMILY HOME

Welcome to this stunning property located on Cartmel Close in Bury! This delightful house boasts 3 reception rooms, 3 bedrooms, and 2 bathrooms, making it a perfect family home. The modern decor and appliances throughout the property add a touch of elegance and convenience to everyday living.

One of the standout features of this property is the spacious garage conversion, which has been transformed into a large office and morning room. This versatile area provides the perfect setting for those who work from home or need a quiet space to focus.

Step outside into the large landscaped garden, ideal for relaxing or entertaining guests in the warmer months. The private plot on a popular estate ensures peace and tranquility, while still being conveniently located near local amenities for your daily needs.

Don't miss out on the opportunity to make this beautiful house your new home. Contact our Bury office today to arrange a viewing and experience the charm and comfort this property has to offer!

Cartmel Close, Bury, BL9 8JA

Offers Over £400,000



- Detached Property
- Extensive Fitted Kitchen With Appliances
- Off Road Parking
- EPC Rating: TBC
- Three Bedrooms
- Four Piece Family Bathroom
- Freehold
- Two Reception Rooms
- Enclosed Low Maintenance Rear Garden
- Council Tax Band: E

Ground Floor

Porch

6'8 x 5'1 (2.03m x 1.55m)

UPVC entrance door, UPVC double glazed window and door to hall.

Hall

12'2 x 7' (3.71m x 2.13m)

Central heating radiator, coving, smoke alarm, laminate flooring, stairs to first floor, doors to reception room, kitchen and office.

Reception Room One

15'11 x 13'11 (4.85m x 4.24m)

UPVC double glazed bow window, central heating radiator, coving, feature gas fire with marble surround and mantle, TV point and door to reception room two.

Reception Room Two

14'2 x 12'7 (4.32m x 3.84m)

UPVC double glazed window, central heating radiator and laminate flooring.

Kitchen

15' x 7' (4.57m x 2.13m)

UPVC double glazed window, spotlights, gloss wall and base units, wood effect worktops, double oven in high rise unit, four burner gas hob, glass splash back, extractor hood, stainless steel sink with draining board and mixer tap, boiling water tap, integrated fridge freezer, integrated dishwasher, integrated washing machine, vinyl flooring and door to office.

Office

32' x 7'11 (9.75m x 2.41m)

UPVC double glazed window, six velux windows, central heating radiator, spotlights, laminate flooring, door to WC and UPVC French doors to rear.

WC

7'1 x 2'6 (2.16m x 0.76m)

Central heating radiator, dual flush WC, spotlights, pedestal wash basin with mixer tap, tiled splash back, extractor fan and laminate flooring.

First Floor

Landing

9'3 x 7'11 (2.82m x 2.41m)

UPVC double glazed window, loft access leads to a fully boarded and carpeted loft with radiator and Velux window, smoke alarm and doors to three bedrooms and bathroom.

Bedroom One

14'4 x 12'6 (4.37m x 3.81m)

UPVC double glazed window and central heating radiator.

Bedroom Two

14'4 x 12'5 (4.37m x 3.78m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10'11 x 8' (3.33m x 2.44m)

UPVC double glazed window, central heating radiator and laminate flooring.

Bathroom

8'7 x 8'7 (2.62m x 2.62m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, panel bath with rinse head, direct feed rainfall shower with rinse head in enclosure, tiled elevation and tiled flooring.

External

Front

Tarmac drive and stone chips.

Rear

Paved patio, raised bedding areas, artificial lawn, decking and summerhouse.

