



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A	89	
(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	

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Whitby Close, Bury, BL8 2TX

£475,000

AN EXCEPTIONAL DETACHED FAMILY HOME

Situated on an impressive plot and offering an abundance of indoor and outdoor space, neutral decorations and having been presented and maintained to the highest standard throughout, this enviable five bedroom detached property is being proudly welcomed to the market in the most desirable area of Bury on a popular estate. With modern fixtures and fittings, open plan living space and fantastic garage conversion, this property has everything needed for any growing family to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Rossendale and major motorway links. With added solar panels, five generously sized bedrooms, off road parking for up to four cars and four living areas, this property is the perfect home for any potential buyer to put their own stamp on!

The property comprises briefly; a welcoming entrance porch leads on to a dining room and store room. The store room leads on to a study/gym space. The dining room guides you through to contemporary fitted kitchen, inner hallway and open to the reception room. The reception room then guides you through a second reception room whilst the inner hallway leads on to a utility room and houses a staircase to the first floor. The first floor comprises of doors on to five bedrooms, shower room and WC. Externally there is an enviable wrap around garden to the rear with laid to lawn, paving, bedding, mature shrubs and pergola. To the front there is a laid to lawn garden with paving, bedding and off road parking.

For further information or to arrange a viewing please contact our Bury branch at your earliest convenience.

Whitby Close, Bury, BL8 2TX

£475,000

 5  1  4  B

- Tenure Freehold
 - Off Road Parking With Double Driveway
 - Viewing Essential
 - Easy Access To Major Network Links
- Council Tax Band E
 - Abundance Of Indoor And Outdoor Space
 - Sought After Location
- EPC Rating B
 - Ideal Family Home
 - Close Proximity To Local Ammenities

Ground Floor

Entrance Porch

7'4 x 5'6 (2.24m x 1.68m)
Two UPVC double glazed windows, engineered hardwood flooring, oak doors to dining room and store room.

Store Room

9'2 x 3'4 (2.79m x 1.02m)
Integrated shelving, wood effect laminate flooring and door to study/gym.

Study/Gym

8'9 x 8'2 (2.67m x 2.49m)
UPVC double glazed window,

Dining Room

13'2 x 11'10 (4.01m x 3.61m)
Two UPVC double glazed windows, coving, engineered hardwood flooring, door to kitchen and inner hall, open to reception room and UPVC double glazed French doors to rear.

Reception Room One

13'2 x 11'10 (4.01m x 3.61m)
UPVC double glazed window, central heating radiator, coving, smoke alarm, electric fire with marble hearth and surround, television point, engineered hardwood flooring and oak door to reception room two.

Reception Room Two

11'10 x 9' (3.61m x 2.74m)
UPVC double glazed window, central heating radiator, coving and engineered hardwood flooring.

Kitchen

11'3 x 8'4 (3.43m x 2.54m)
UPVC double glazed window, central heating radiator, range of white matte wall and base units, granite effect surface, black matte splash back, stainless steel one and a half sink and drainer with mixer tap, integrated electric double oven, four ring induction hob, extractor hood, integrated microwave, space for fridge freezer, integrated dishwasher, slate effect vinyl flooring and UPVC double glazed frosted door to rear.

Inner Hall

8'6 x 6' (2.59m x 1.83m)
Under stairs storage, engineered hardwood flooring, door to utility room and stairs to first floor.

Utility Room

8'6 x 6'11 (2.59m x 2.11m)
Plumbed for washing machine and dryer, integrated shelving, meter cupboard, extractor fan, Baxi boiler (under warranty) and wood effect laminate flooring.

First Floor

Landing

24'6 x 8'11 (7.47m x 2.72m)
UPVC double glazed window, two loft access' (with one boarded) with 10kWh batteries for solar panels, doors to five bedrooms, shower room and WC.

Bedroom One

13'8 x 11'10 (4.17m x 3.61m)
UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Two

11'10 x 8'7 (3.61m x 2.62m)
UPVC double glazed window, central heating radiator, fitted wardrobe, spotlights and LED feature lighting.

Bedroom Three

10'8 x 10'3 (3.25m x 3.12m)
UPVC double glazed window and central heating radiator.

Bedroom Four

10'10 x 8'7 (3.30m x 2.62m)
UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bedroom Five

9'10 x 7'5 (3.00m x 2.26m)
UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Shower Room

8'8 x 6'4 (2.64m x 1.93m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall shower enclosure with rinse head, tiled elevation, spotlights, extractor fan, PVC to ceiling and slate effect vinyl flooring.

WC

5'9 x 2'8 (1.75m x 0.81m)
UPVC double glazed frosted window, dual flush WC, tiled elevation, PVC to ceiling and slate effect vinyl flooring.

External

Rear

Wrap around laid to lawn garden with paving, wood chip, bedding areas, mature shrubs, pergola and solar panels.

Front

Laid to lawn garden with mature shrubs, wood chip, bedding areas and off road parking for four cars.

