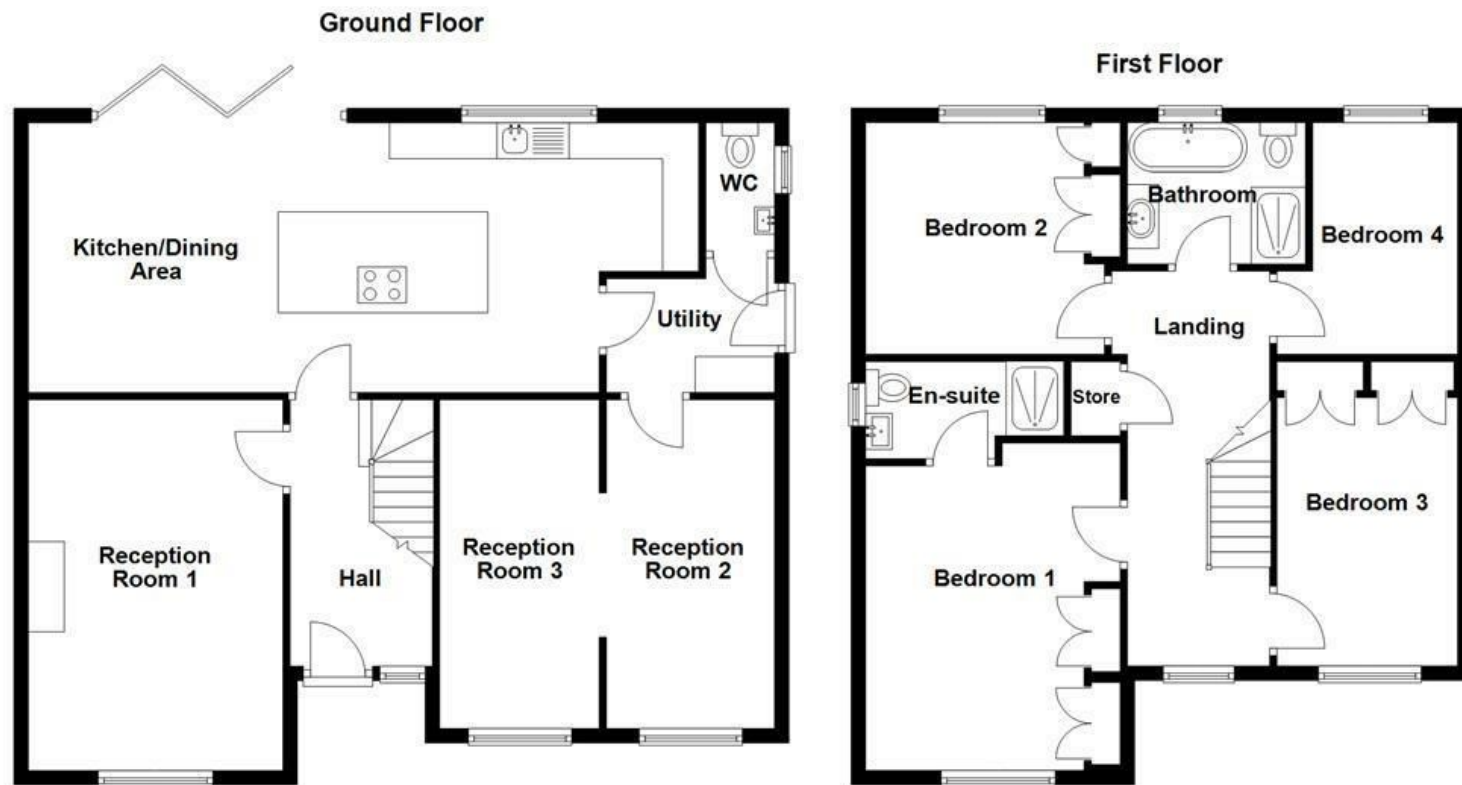




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	62	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

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.

Castle Hey Close, Bury, BL9 8JQ

Offers Over £525,000

A SPACIOUS DETACHED FAMILY HOME

Nestled in the sought-after area of Castle Hey Close, Bury, this spacious and modern detached family home offers an exceptional living experience. With five generously sized double bedrooms, including a main bedroom that boasts an ensuite shower room, this property is designed to accommodate the needs of a growing family.

The versatile layout features a ground floor bedroom and dressing room occupying the converted double garage space. This adaptable space could easily be utilised as additional living space if desired.

The heart of the home is undoubtedly the stunning open plan kitchen and dining room. This contemporary space is fitted with modern appliances and features bi-folding doors that seamlessly connect the indoors with the outdoor area, perfect for entertaining or enjoying family meals.

Upstairs, the family bathroom is equipped with a stylish suite, ensuring comfort and convenience for all. The property is ideally located close to local amenities, reputable schools, and convenient commuter routes, making it an ideal choice for families seeking both comfort and accessibility.

This remarkable home combines modern living with practical features, making it a perfect sanctuary for family life. Don't miss the opportunity to make this delightful property your own.

Castle Hey Close, Bury, BL9 8JQ

Offers Over £525,000

 4  2  3  D

- Exquisite Detached Property
 - Modern Fitted Dining Kitchen
 - Ample Off Road Parking
 - EPC Rating D
- Four Bedrooms
 - Abundance of Living Space
 - Tenure Freehold
- Two Bathrooms
 - Immaculate Rear Garden
 - Council Tax Band E

Ground Floor

Entrance Hall

12'1 x 6'6 (3.68m x 1.98m)

Hardwood double glazed frosted front door and window, central heating radiator, coving, spotlights, smoke detector, wood effect flooring, doors leading to reception room one, kitchen and stairs to first floor.

Reception Room One

16'10 x 11'7 (5.13m x 3.53m)

UPVC double glazed window, central heating radiator, coving, living flame gas fire and television point.

Kitchen/Dining Area

32'8 x 12'3 (9.96m x 3.73m)

UPVC double glazed window, central heating radiator, range of wall and base units with marble effect work surfaces, central island with breakfast bar, integrated high rise oven and microwave, four ring induction hob and extractor hood, composite sink and drainer with mixer tap, integrated dishwasher, pantry, spotlights, tiled flooring, door to utility and bi-folding doors to rear.

Utility

8'1 x 5'2 (2.46m x 1.57m)

Central heating radiator, wall mounted boiler, plumbing for washing machine, spotlights, extractor fan, tiled flooring, doors leading to reception room two, WC and UPVC double glazed frosted door to side elevation.

WC

5'1 x 2'11 (1.55m x 0.89m)

UPVC double glazed frosted window, central heating radiator, dual flush plate WC, wall mounted wash basin with mixer tap, spotlights, tiled elevations and tiled flooring.

Reception Room Two

14'11 x 7'8 (4.55m x 2.34m)

UPVC double glazed window, central heating radiator, spotlights and open to reception room three.

Reception Room Three

14'11 x 7'3 (4.55m x 2.21m)

UPVC double glazed window, central heating radiator and spotlights.

First Floor

Landing

UPVC double glazed window, access to part boarded loft via fitted ladder, smoke detector, coving, doors leading to four bedrooms and airing cupboard.

Bedroom One

14'10 x 12'0 (4.52m x 3.66m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobes and door to en suite.

En Suite

9'0 x 4'5 (2.74m x 1.35m)

UPVC double glazed frosted window, dual flush plate WC, vanity top wash basin with mixer tap, walk-in direct feed rainfall shower with rinse head, tiled elevations, spotlights and tiled flooring.

Bedroom Two

11'2 x 10'3 (3.40m x 3.12m)

UPVC double glazed window, central heating radiator, coving, spotlights and fitted wardrobes.

Bedroom Three

13'10 x 8'1 (4.22m x 2.46m)

UPVC double glazed window, central heating radiator, coving, spotlights and fitted wardrobes.

Bedroom Four

10'9 x 6'9 (3.28m x 2.06m)

UPVC double glazed window, central heating radiator, coving and wood effect flooring.

Bathroom

8'3 x 6'5 (2.51m x 1.96m)

UPVC double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap, freestanding oval double bath with mixer tap, walk-in direct feed rainfall shower, spotlights, extractor fan, tiled elevations and tiled flooring.

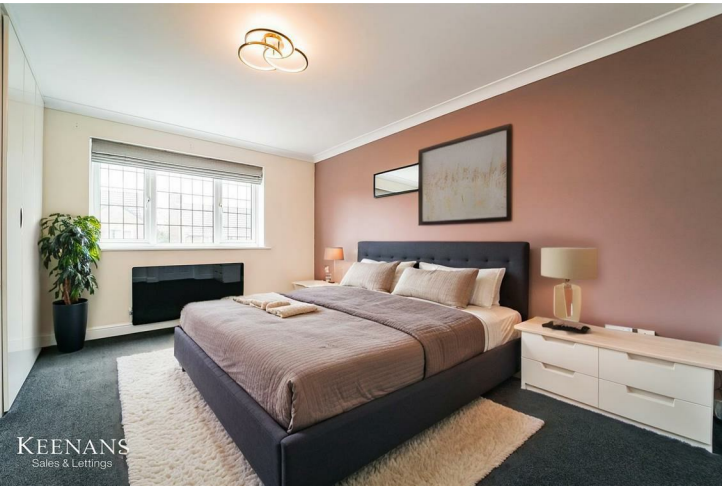
External

Rear

Enclosed laid to lawn garden with gravel chippings, composite shed and patio.

Front

Gravel chippings and block paved driveway.



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