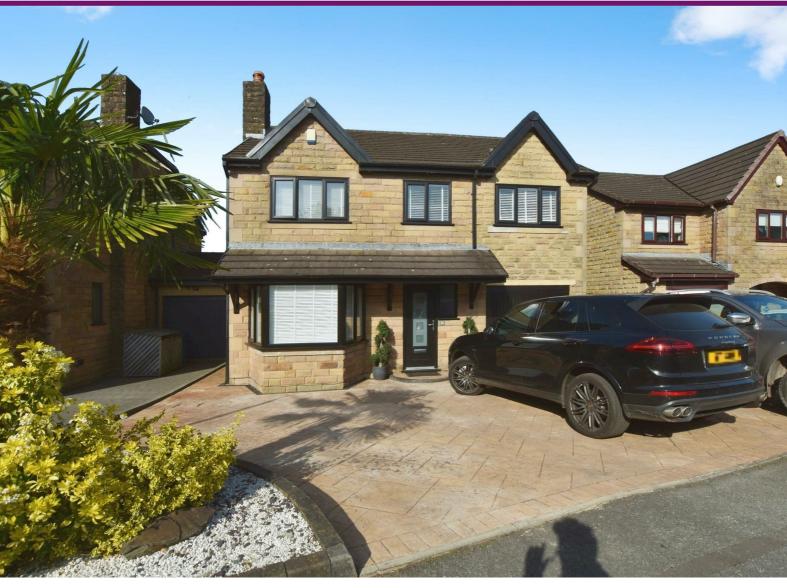
Tel: 08456 800 262 Fax: 08456 800 272

Email: enquiries@thepropertyperspective.co.uk www.thepropertyperspective.co.uk





Sleaford Close, Bury, BL8 1XF

£500,000

A Substantial SIX bedroom detached family home which provides a contemporary, bright, modern and spacious interior and has landscaped rear gardens providing high degrees of privacy. The property provides local countryside walks, good local schools, a quiet cul de sac location, a spacious driveway for multiple vehicles, good transport links, walking links to Bury centre and has countryside views from the rear aspect.

Tenure - Leasehold 999 years from 1st January 1991 Ground Rent £100 per year







21 Sleaford Close, Bury, BL8 1XF

ENTRANCE HALL

double glazed door to the front, a front facing double glazed window, radiator and spotlights.

LOUNGE 20'0" x 10'9" (6.1 x 3.3) double glazed bay window, two radiators, spotlights and a feature wall with display shelving and a contemporary electric fire.

KITCHEN DINING ROOM 25'11" x 11'9" (7.9 x 3.6)

open plan family space stretches across the rear of the property and has double glazed French doors to the rear garden, a rear facing double glazed window overlooking the rear garden and Burrs Country Park, two radiators, a ceiling light point, spotlights, wall and base units with work surfaces, a freestanding island unit, a one and a half sink unit with drainer along with a range of integrated appliances including two ovens, dishwasher, induction hob with extractor hood, microwave, fridge, freezer and beer fridge.

CLOAKROOM WC

double glazed window, radiator, ceiling light point, W.C. and sink.

UTILITY 7'6" x 5'10" (2.3 x 1.8) double glazed window overlooking the garden and Burrs Country Park, a double glazed door leading to the rear garden, radiator, ceiling light point, base units with work surfaces and a single sink unit with drainer.

FIRST FLOOR LANDING

MAIN BEDROOM 11'9" x 10'9" (3.6 x 3.3)

double glazed window overlooking Burrs Country Park, radiator and ceiling light point.

EN SUITE

heated towel rail, spotlights and a three piece suite comprising shower, W.C. and sink. DRESSING ROOM 6'6" x 6'2" (2.0 x 1.9)

rear facing double glazed window overlooking Burrs Country Park, radiator, ceiling light point, fitted wardrobes and a dressing table.

BEDROOM 14'5" x 9'6" (4.4 x 2.9) double glazed window, a side facing double glazed window, radiator and spotlights.

BEDROOM 9'2" x 6'10" (2.8 x 2.1) double glazed window, radiator and ceiling light point.

BEDROOM 8'6" x 8'6" (2.6 x 2.6) double glazed window, carpeted flooring

BEDROOM 9'2" x 9'2" (2.8 x 2.8) double glazed window, radiator and ceiling light point.

STUDY 8'6" x 5'6" (2.6 x 1.7) double glazed window, radiator, ceiling light point and fitted wardrobes.

BATHROOM

double glazed window, heated towel rail and a four piece suite comprising freestanding bath, shower cubicle, W.C. and sink.

REAR GARDENS

The rear garden backs on to Burrs Country Park and has an Indian stone patio area leading on to a low maintenance astro turf lawn with raised beds and a further patio area at the rear.

GARAGE & DRIVEWAY PARKING double glazed window, up and over door, power and lighting.



















