



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
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	71	83
EU Directive 2002/91/EC		
www.epc4u.com		

TUNSTALL CLOSE, BURY, BL9 9GN



- Executive Family Detached
- Four Double Bedrooms
- Bathroom, Ensuite & Guest WC
- Two Reception Rooms
- Fitted Breakfast Kitchen
- Integral Garage
- Driveway & Gardens
- Cul de Sac Location



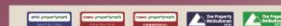
OIRO £370,000

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Located on a popular development just off Gigg Lane, this executive four bedroom family home and enjoys a very pleasant position on this cul-de-sac with churchyard views to the rear. The accommodation is very well presented and briefly comprises entrance hall, lounge, dining room, breakfast kitchen, guest WC, master bedroom with ensuite, three further bedrooms and a family bathroom. There is an integral garage which provides scope for further accommodation if required subject to relevant permissions being sought and obtained. Externally, the property has driveway parking to the front with low maintenance paved garden areas to the rear. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall Double glazed door to the front elevation leading into the hall. Tiled floor. Stairs lead off to the first floor landing. Radiator. Door to the garage.

Lounge 16' 5" x 10' 8" (5.0m x 3.25m) Double glazed bay window to the front elevation. Radiator. Opens onto the dining room .

Dining Room 9' 2" x 8' 10" (2.8m x 2.7m) Double glazed window to the rear elevation. Radiator. Door leading through to the kitchen.

Kitchen/Breakfast Room 16' 5" x 9' 2" (5.0m x 2.8m) Double glazed window and French doors to the rear elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset one and a half bowl sink and drainer. Inset four burner gas hob with electric double oven and extractor. Plumbed for washing machine. Integrated fridge, freezer and dishwasher. Under stairs store.

Guest WC Double glazed window to the side elevation. Two piece suite comprising close couple WC vanity sink. Tiled floor. Radiator.

First Floor Landing Stairs lead off the hall to the first floor landing. Overstairs storage. Loft access.

Bedroom 1 14' 9" x 10' 10" (4.5m x 3.3m) Double glazed window to the front elevation. Fitted wardrobes. Door to ensuite.

En-suite Double glazed window to the front elevation. Three piece suite comprising shower cubicle, vanity sink unit and close coupled WC.

Bedroom 2 10' 2" x 9' 4" (3.1m x 2.85m) Double glazed window to the rear elevation. Radiator.

Bedroom 3 11' 6" x 8' 6" (3.5m x 2.6m) Double glazed window to the front elevation. Radiator.

Bedroom 4 10' 10" x 8' 8" (3.3m x 2.65m) Double glazed window to the rear elevation. Radiator.

Family Bathroom Double glazed window to the rear elevation. Three piece suite comprising bath with shower over, pedestal wash hand basin and close coupled WC. Part tiled elevations. Radiator.

Externally The front of the property has driveway parking for up to 4 vehicles whilst the rear has a low maintenance paved patio area with steps leading up to a further paved patio which is fence enclosed and has access around both sides of the house.

Price OIRO £370,000

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Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold , enjoying the remainder of the 999 year term which started on 22nd June 2006, meaning that there are 978 years remaining. Our clients advise us that leasehold charge is £238.00 per annum. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is D rated which is at an approximate annual cost of £2,797 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having a "very low" risk of flooding.

Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents Bury, or any staff

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