

SUNNINGDALE CLOSE, BURY, BL8 2DG



- Three bedroom semi detached
- Freehold
- Integral garage
- Driveway
- Cul de sac position
- Large rear garden!
- Ideal family home
- Beautifully presented



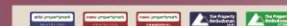
£325,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.



FREEHOLD Cardwells estate agents in Bury are delighted to bring to market this immaculately presented three bedroom semi detached home. Occupying a large corner plot in the heart of a cul de sac and boasting large beautifully maintained gardens! Comprising; Entrance Hallway, Lounge, Dining Room, Integrated Kitchen, Three Bedrooms and a newly fitted Bathroom. Externally this property boasts a Tegula blocked paved driveway leading to double length integral garage with a large landscaped garden. Internal viewing is highly advised. Situated in a sought after residential area with good local schools, transport links and short drive to Bury town centre this really is the ideal family home! Viewing is strictly by appointment only and 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:

Entrance hallway Stairs to first floor. Under stairs storage. Radiator. Ceiling light point. Door to lounge.

Lounge 13' 6" x 13' 5" (4.11m x 4.09m) UPVC double glazed window to front aspect. Inset feature fire. Radiator. Spotlighting. Double doors to dining room.

Dining Room 10' 6" x 8' 0" (3.20m x 2.44m) UPVC patio doors to rear garden. Radiator. Ceiling light point. Door to kitchen.

Kitchen 8' 9" x 8' 0" (2.66m x 2.44m) A range of modern wall and base units with complementing work surfaces and tiled splashback. Inset sink and drainer. Gas hob, electric oven and integrated microwave. Integrated fridge and freezer. UPVC double glazed window to rear aspect. Door to garage. Towel radiator. Spotlighting.

Bedroom 1 11' 3" x 8' 8" (3.43m x 2.64m) UPVC double glazed window to front aspect. Fitted wardrobes and dresser with drawers. Radiator. Ceiling light point.

Bedroom 2 8' 8" x 8' 2" (2.64m x 2.49m) UPVC double glazed window to rear aspect. Fitted wardrobes. Radiator. Ceiling light point.

Bedroom 3 9' 0" x 8' 2" (2.74m x 2.49m) UPVC double glazed window to front aspect. Over stairs storage cupboard. Ceiling light point. Radiator.

Bathroom 8' 7" x 5' 4" (2.61m x 1.62m) Two UPVC double glazed windows to rear aspect. Walk in shower with shower screen and overhead rainfall thermostatic shower. Low flush wc, wash hand basin. Wall and floor tiling. Linen cupboard. Towel radiator. Spotlighting.

Externally To the front- a tegula blocked paved driveway leading to an integral garage with up and over door. To the rear - a large corner plot landscaped garden, with paved patio area stepped landscaped gardens with planted borders and mature shrubs, trees and plants and stunning laid to lawn gardens.

Price £325,000

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD. 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 C rated which is at an approximate annual cost of £2,034.48 (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.

