



**SUMMIT CLOSE, BURY, BL9 7TS**



- Four double bedrooms
- Significantly extended
- 32ft Tandem Garage
- Large rear garden
- Open aspects to rear
- Sun Lounge
- Driveway for numerous cars
- Early viewing advised!



**£450,000**

**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.





Cardwells estate agents are delighted to bring to market this significantly extended detached family home. Situated on a generous sized plot around 1/3 of an acre and boasting versatile accommodation with four double bedrooms, a driveway for numerous cars and a 32ft Tandem garage. Located close to Fairfield hospital and just a stones throw away from some picturesque countryside including Ashworth Valley and Birtle village. Comprising of; entrance hallway, lounge, sun lounge, Kitchen/ Diner, utility Room, Four bedrooms and two bathrooms! Externally this property has laid to lawn gardens to the front with a driveway for numerous cars and a large Tandem garage. To the rear this property has a large decking area, patio area and mature rear garden with open aspects. Viewing is highly recommended to fully appreciate this fantastic family home. A virtual viewing video is available in the first instance with in person viewings able to be arranged through Cardwells Estate Agents Bury Office on 0161 761 1215, online @cardwells.co.uk or via email at bury@cardwells.co.uk

### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance hall:** 11' 10" x 6' 2" (3.60m x 1.88m) L-shaped hall 11'10 x 6'2 and 6'7 x 2'7 Stripped wood flooring, open tread feature stairs, central heating radiator, side entrance door and window.

**Living Room:** 18' 11" x 12' 0" (5.76m x 3.65m) Generous size room with stripped wood flooring. Feature wood burning stove. French doors opening to sun lounge, central heating radiator, inset ceiling downlighting. Built in cupboards and display units.

**Sun Lounge:** 13' 4" x 11' 2" (4.06m x 3.40m) Tiled floor, remote control hot/cold air conditioning unit, dwarf wall to side and rear, French doors opening to balcony, side and rear elevation windows with top openers, entrance door to the kitchen.

**Kitchen/Diner:** 19' 0" x 10' 6" (5.79m x 3.20m) (11'6 at widest point). Large open plan room the kitchen area having a range of 'Medium Oak' style base and wall cabinets with contrasting laminate worktops, integrated 5 ring gas hob, double electric fan assisted oven and grill, cooker hood, matching island unit with inset circular sink drainer and mixer tap, integrated dishwasher and stacked fridge freezer. Tiling to complement, side elevation window, door to hall and sun lounge. Dining area with French doors opening to decked balcony, matching dresser unit with feature glass doors and downlighting, integrated 'Neff' dishwasher.

**Utility room:** 8' 11" x 5' 0" (2.72m x 1.52m) Fitted 'Beech' laminate style base and wall units, complementary laminate worktops, inset one and half bowl sink with mixer tap, space and plumbed for appliances, tiling, side entrance door.

**Bedroom 1:** 12' 0" x 11' 10" (3.65m x 3.60m) Double room with front elevation window, central heating radiator, laminate flooring.

**Bedroom 4:** 11' 10" x 10' 8" (3.60m x 3.25m) Double room with front elevation window, central heating radiator, laminate flooring.

**Bathroom:** 8' 8" x 6' 0" (2.64m x 1.83m) 'High End' contemporary style bathroom with suite comprising; 'Whirlpool/jacuzzi' bath with rainhead shower over, mixer tap with additional handshower facility and shower screen, combination style countertop vanity sink unit and wc with enclosed cistern, wall cabinets, mirror and lighting. Complementary wall and floor tiling, underfloor heating, chrome towel radiator, side elevation window.

**Bedroom 2:** 13' 5" x 12' 11" (4.09m x 3.93m) Double room with rear elevation window, central heating radiator, fitted wardrobes with louvre doors, access to eaves storage space.

**Bedroom 3:** 15' 0" x 10' 6" (4.57m x 3.20m) Double room with side elevation window, central heating radiator, double in built wardrobe.

**Upstairs Shower Room** Large shower cubicle with overhead shower, wc and pedestal wash hand basin, side elevation window.

### **1st Floor Landing:**

### **Externally:**

**Garage/Parking:** Driveway for numerous cars serving the attached tandem style garage measuring internally; 32'2 x 9'2 two double glazed side windows, personal rear door, up and over vehicular door to front, central heating boiler, power, lighting and water supply. Separate 2/3 car drive to opposite side of the property.

**Gardens:** Low maintenance front garden, large well established garden to the rear with attractive Southerly aspect, decked veranda/balcony across the rear and extending to the side of the house with wrought iron railings and open storage below.

**Price:** £475,000

**Disclaimer:** This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase

