



36 Mountbatten Close, Bury
£475,000

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Every step of the way

36 Mountbatten Close

Bury

Located in the highly sought-after area of Sunnybank, this impressive detached bungalow has been substantially extended to the front and rear, creating an exceptionally spacious and versatile home, perfect for modern family living. Ideally positioned close to a range of local amenities, well-regarded schools, excellent transport links, and offering easy access to both Whitefield and Bury, the property is perfectly suited to families and commuters alike.

Beautifully presented throughout, the accommodation briefly comprises a welcoming entrance hall, a generous living room, and a stunning contemporary open-plan dining kitchen featuring a stylish kitchen island and patio doors opening onto the rear garden, creating the ideal space for entertaining and everyday living.

There are three well-proportioned bedrooms, with the superb principal bedroom benefitting from a dressing room and a luxurious en-suite. A modern family bathroom completes the internal accommodation, while an integrated garage provides additional storage and convenience.

Externally, the property enjoys a large driveway providing ample off-road parking, together with a well-maintained, enclosed rear garden offering a private space to relax and enjoy the outdoors.

Offering an abundance of living space, high-quality finishes, and an enviable location, this outstanding home is sure to appeal to a wide range of buyers and early viewing is highly recommended.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

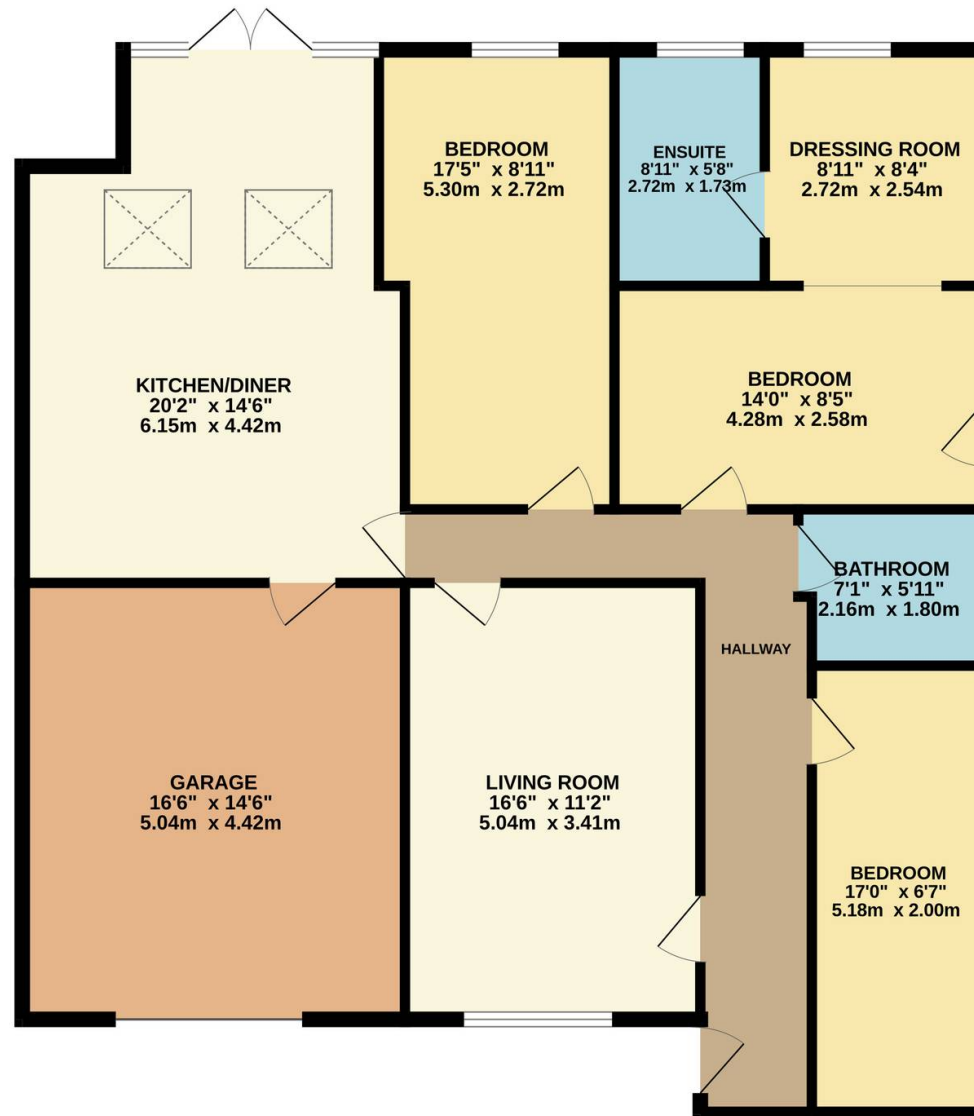








GROUND FLOOR
1360 sq.ft. (126.3 sq.m.) approx.



TOTAL FLOOR AREA : 1360 sq.ft. (126.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Miller Metcalfe, 9-11 Market Place Market Street - BL9 0AH

0161 358 0910 • bury@millermetcalfe.co.uk • millermetcalfe.co.uk/

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