



Independent Estate Agents **Cardwells** Est. 1982

www.cardwells.co.uk

TURTON CLOSE, BURY, BL8 2EE



- Four Bedroom Detached Family Home
- Beautifully Presented Throughout
- Generous Corner Plot With Further Potential (STPP)
- Integral Garage & Driveway For Multiple Cars
- Extended To Rear Offering A spacious Living Accomodation
- Fully Renovated, Turn Key Property
- Early Viewings Advised
- Close To Well Regarded Schools & Local Amenities



Offers Over £600,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents are proud to present this exceptional four-bedroom detached residence, occupying a generous corner plot in a highly sought-after cul-de-sac setting on the Seddon Farm Estate. The size and positioning of the plot offer notable future potential, particularly for complementary addition such as annexe or bespoke ancillary space to accompany the main dwelling, subject to planning approval. Thoughtfully extended and beautifully maintained, this significantly enhanced family home offers the perfect blend of style, space, and functionality—ideal for those seeking a long-term ‘forever’ home with scope to adapt as needs change. Designed with contemporary living in mind, the property features bright, versatile interiors with a seamless flow throughout. The heart of the home is the stunning open-plan kitchen, dining, and living space, which effortlessly connects to the rear garden—creating a perfect environment for everyday family life, stylish entertaining and a tranquil spot to relax while enjoying garden views. Huge potential to build add a large summer house in the garden (subject to planning) or even extend further! The ground floor accommodation also includes a bright and welcoming entrance hallway, a beautifully designed styled living room that feels effortlessly relaxing, warm and inviting and an additional large and flexible reception room, presently used as a playroom, offering excellent versatility to suit changing needs. A practical utility room adds convenience and keeps the main living areas clutter-free. Upstairs, the property continues to impress with four well-proportioned bedrooms, including a superb principal suite. The remaining bedrooms are served by a stylish family bathroom, finished to a high standard. Externally, the home offers excellent kerb appeal, with a driveway providing off-road parking for multiple vehicles EV charger and access to an integral garage. To the rear, a generously sized garden provides a private and secure outdoor space, perfect for families, entertaining, or simply unwinding, as well as a detached outbuilding. Combined with the plot’s additional scope for extension or addition (subject to planning), this home represents a rare opportunity in a prime residential location, This is a truly outstanding home that combines contemporary design with practical family living—early viewing is highly recommended to fully appreciate everything it has to offer.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway Stairs to first floor. Radiator. Ceiling light point.

Living Room 13' 9" x 11' 10" (4.2m x 3.6m) UPVC double glazed window. Radiator. Ceiling light point.

Reception Room 13' 1" x 13' 1" (4.0m x 4.0m) UPVC double glazed window. Spotlighting. Radiator.

Open Plan Kitchen/Lounge/Dining 30' 10" x 12' 2" (9.40m x 3.70m) Two skylights. Two sets of sliding doors leading to rear garden. Two radiators. Spotlighting. A modern fitted kitchen with breakfast island. Samsung double electric oven & combined microwave, integrated warming drawer, Elica induction hob with integrated extraction. Sink and drainer. Quooker instant hot water tap. Integrated fridge and freezer. Integrated Samsung dishwasher.

Utility room 10' 2" x 8' 10" (3.1m x 2.7m) UPVC double glazed window. Sink and drainer. Plumbed for washer and dryer. Wall and base units. Radiator. Spotlighting. Door leading to integral garage.

Downstairs WC Low flush wc. Wash hand basin. Partial wall tiling. Spotlighting. UPVC double glazed window.

Bathroom 8' 6" x 5' 7" (2.6m x 1.7m) UPVC double glazed window. Spotlighting. Panelled bath. Low flush wc. Wash hand basin. Chrome effect towel radiator. Wall tiling.

Bedroom 1 15' 5" x 12' 2" (4.7m x 3.7m) UPVC double glazed window. Radiator. Ceiling light point.

En-Suite 9' 6" x 4' 7" (2.9m x 1.4m) UPVC double glazed window. Currently nothing fitted.

Bedroom 2 12' 6" x 12' 2" (3.8m x 3.7m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 3 16' 1" x 10' 6" (4.9m x 3.2m) Two UPVC double glazed windows. Two Radiators. Two Ceiling light points.

Bedroom 4 12' 2" x 7' 10" (3.7m x 2.4m) UPVC double glazed window. Radiator. Ceiling light point.

Externally Block paved driveway for numerous cars leading to an integral garage with up and over door. To the rear a large composite decked area with steps leading to a generous lawned rear garden and detached outbuilding. External power points, hot and cold water garden taps

Integral Garage 16' 5" x 8' 6" (5.0m x 2.6m) Up and over door to the front. Power and lighting.

Viewings 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

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is of FREEHOLD Tenure. 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 £2,555 (at the time of writing).

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

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

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 member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury do not accept any liability for any loss that may be caused directly or indirectly by the information provided, 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 or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). “Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd”

