



10 CALDY DRIVE
Bury, BL0 9TY
Offers In The Region Of £640,000

10 CALDY DRIVE

Property at a glance

- EXTENDED DETACHED PROPERTY
- FOUR BEDROOMS
- VERSATILE ACCOMADATION
- GROUND FLOOR ANNEX WITH BEDROOM FOUR & ENSUITE
- REFURBISHED IN 2022
- OAK FLOORING AND STAIRCASE
- IMMACULATE CONDITION THROUGHOUT
- NO ONWARD CHAIN
- POPULAR HOLCOMBE BROOK AREA

Stunning Extended four bedroom, three reception room detached property in the ever popular Holcombe Brook area of Bury just off Longsight Road. The property has been painstakingly extended and remodelled by the current owners (completed 2022) and viewing is essential to appreciate the quality of the finish and the fixtures and fittings installed. The property now provides versatile accommodation and could be used as a three bedroom detached with separate annex for a relative or teenager or four bedroom family home. In brief the property comprises of, Vestibule, entrance hall with solid oak flooring & staircase with glass balustrade with guest w.c off, lounge with oak flooring and wood burning stove, separate dining room, sun room, kitchen, second lounge (currently used as a gym) and ground floor bedroom ensuite. To the first floor are three double bedroom (formally four but the landing has been opened up to create a stunning reading nook), the main bedroom has a Juliet balcony and four piece ensuite with jacuzzi bath there is also a separate family shower room. The property benefits from block paved driveway to the front for numerous cars and to the rear is a stunning landscaped southerly facing garden with lawn with paved patio, pergola, mature planted borders and fence surround and is offered to the market with no onward chain.

Tenure - Freehold
EPC - C
Council Tax Band - D







Floor 0



Floor 1

Approximate total area⁽¹⁾

163.7 m²

Reduced headroom

2.3 m²

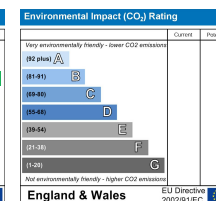
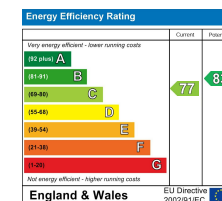
(1) Excluding balconies and terraces.

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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