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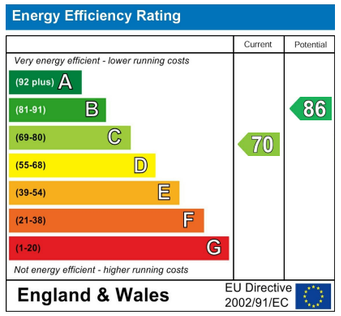

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Caton Close, Bury, BL9 9JU

£325,000

THE PERFECT DETACHED FAMILY HOME

Nestled in the desirable Caton Close, Bury, this exceptional detached family home is a true gem, having been presented and updated to the highest standard throughout. With immaculate presentation and modern fixtures, this property is ready for you to move straight in.

The house boasts two spacious reception rooms, providing ample space for family gatherings and entertaining guests. The heart of the home is a fantastic open-plan living area that flows seamlessly into a bright conservatory, perfect for enjoying the sun-drenched south-facing garden. This outdoor space is not overlooked, offering a private retreat for relaxation and play.

The contemporary kitchen is well-equipped and features a separate utility room, ensuring that daily chores are a breeze. The integral garage adds convenience, providing additional storage or parking options.

Upstairs, you will find three generously sized bedrooms, each offering a comfortable and inviting atmosphere. The contemporary fitted bathroom completes this lovely home, ensuring that all your family's needs are met.

Situated just a stone's throw away from local rugby and cricket clubs, as well as colleges, this property is ideally located for families. Additionally, it is a short distance from the ever-popular market town of Bury, where you can enjoy a variety of shops, restaurants, and amenities.

This remarkable family home is truly not to be missed. With its perfect blend of modern living and convenient location, it offers everything you could desire for a comfortable lifestyle.

For further information or to arrange a viewing please contact our Bury branch at your earliest convenience.

Caton Close, Bury, BL9 9JU

£325,000

3 1 2 C

- Three Bedroom Detached Family Home
- Modern Fitted Kitchen With Utility Room
- Off Road Parking
- Tenure - Freehold
- Two Spacious Reception Rooms
- South Facing Private Rear Garden
- EPC Rating - C
- Open Plan Living Area And Conservatory
- Immaculately Presented Throughout
- Council Tax Band - D

Ground Floor

Entrance

Composite double glazed frosted leaded door to hall.

Hall

6'1 x 4'9 (1.85m x 1.45m)

Central heating radiator, coving, smoke alarm, wood effect laminate flooring, door to reception room, stairs to first floor.

Reception Room

23'9 x 12'7 (7.24m x 3.84m)

UPVC double glazed inset bow window, central heating radiator, coving, gas fire with limestone hearth and surround, television point, door to kitchen, UPVC double glazed French doors to conservatory.

Conservatory

13'9 x 9'8 (4.19m x 2.95m)

UPVC double glazed surrounding windows, central heating radiator, coving, range of panelled walls and base units, wood effect surfaces, tiled splashbacks, composite sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, integrated dishwasher, under unit lighting, spotlights, tiled effect vinyl flooring, understairs storage, integrated boiler, single glazed door to utility room.

Utility Room

8'6 x 5'6 (2.59m x 1.68m)

Central heating radiator, range of panelled wall and base units, wood effect surfaces, stainless steel sink, plumbing for washing machine and dryer, space for fridge freezer, tiled effect vinyl flooring, door to garage, UPVC double glazed frosted door to rear.

Garage

16 x 8'6 (4.88m x 2.59m)

Power, lighting, up and over garage door.

First Floor

Landing

8'5 x 5'11 (2.57m x 1.80m)

UPVC double glazed frosted window, coving, loft access, doors to three bedrooms and bathroom.

Bedroom One

13'9 x 98 (4.19m x 29.87m)

UPVC double glazed frosted window, central heating radiator, fitted wardrobes.

Bedroom Two

9'8 x 9'7 (2.95m x 2.92m)

UPVC double glazed windows, central heating radiator, coving, fitted wardrobes.

Bedroom Three

9'3 x 6 (2.82m x 1.83m)

UPVC double glazed window, central heating radiator, coving.

Bathroom

5'11 x 5'5 (1.80m x 1.65m)

UPVC double glazed frosted window, chrome heated towel rail, three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, panel bath with direct feed shower and mixer tap, tiled elevations, spotlights, extractor fan, tiled flooring.

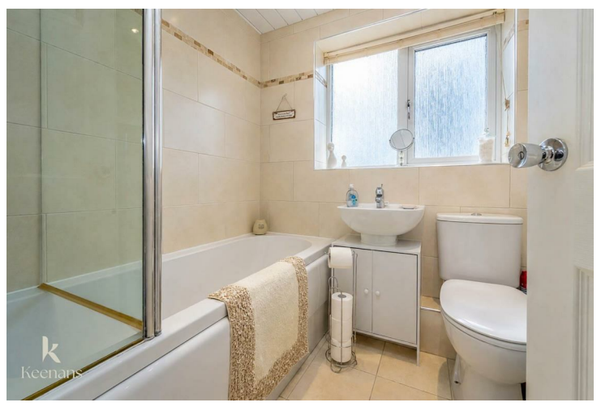
External

Rear

Enclosed laid to lawn garden with paving, bedding areas, mature shrubbery.

Front

Laid to lawn garden with paving, off road parking for multiple cars.



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