



Independent Estate Agents
Cardwells
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HUNSTANTON DRIVE, BURY, BL8 1XH



- Extended Four Bedroom Detached
- Large Kitchen
- Large Driveway
- En-suite & Utility Room
- Recent Full Rewire
- Generous Rear Garden
- FREEHOLD
- Offered with No Onward Chain



o/o £450,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

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 Est. 1982

Cardwells Estate Agents are delighted to present this beautifully extended four-bedroom detached family home, offered on a freehold basis and finished to a modern standard throughout. Thoughtfully enhanced and exceptionally well maintained by the current owners, this impressive property provides generous and versatile living accommodation ideally suited to modern family life. Early internal viewing is strongly recommended to fully appreciate the space, layout, and quality on offer. Occupying a highly desirable residential position close to a range of local amenities, reputable schools, transport links, and within walking distance of the picturesque Burrs Country Park, this superb home combines convenience with lifestyle appeal, making it an excellent choice for growing families and professional buyers alike. Upon entering the property, you are welcomed by an entrance porch leading into a bright and inviting hallway, setting the tone for the spacious accommodation throughout. The heart of the home is the impressive open-plan lounge and dining area, offering an excellent space for both everyday living and entertaining. Large windows allow for an abundance of natural light, while the versatile layout creates a warm and sociable atmosphere perfect for family gatherings or relaxing evenings. A major highlight of the property is the professionally converted garage, now providing an additional reception room which could be utilised as a second sitting room, home office, playroom, snug, or even a fifth bedroom depending on individual requirements. This valuable extra living space adds further flexibility to an already substantial family home. To the rear, the property has been extended to create a large and contemporary breakfast kitchen, designed with both practicality and style in mind. Offering ample worktop and storage space, the kitchen serves as a true focal point for the home and is perfectly suited to modern family living. The adjoining utility room provides additional convenience and storage, while a downstairs WC completes the ground floor accommodation. To the first floor, there are four well-proportioned bedrooms, all offering comfortable accommodation for family members or guests. The spacious master bedroom benefits from its own en-suite shower room, creating a private and relaxing retreat. The remaining bedrooms are served by a modern family bathroom. Externally, the property continues to impress. To the front, a substantial paved driveway provides off-road parking for numerous vehicles, ideal for larger households or visiting guests. To the rear, the landscaped patio area offers an excellent setting for outdoor dining and entertaining, leading onto a generous enclosed garden that provides ample space for children to play and families to enjoy throughout the year. Further enhancing the appeal of this exceptional home is the fact that the property has recently undergone a full electrical rewire completed just a few months ago, offering buyers additional peace of mind and reducing the need for immediate future expenditure. Combining spacious accommodation, modern improvements, flexible living areas, and a sought-after location, this outstanding detached home represents a fantastic opportunity for purchasers seeking a long-term family property in a highly convenient and popular setting.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch UPVC double glazed with composite door to front. Door leading to hallway.

Hallway Radiator. Spotlighting.

Lounge 17' 7" x 11' 11" (5.36m x 3.63m) UPVC double glazed window. Radiator. Ceiling light point.

Dining Room 11' 10" x 10' 2" (3.61m x 3.09m) UPVC double glazed window. Radiator. Ceiling light point.

2nd Reception Room 12' 4" x 7' 2" (3.75m x 2.19m) UPVC double glazed window. Radiator. Ceiling light point.

Open Plan Kitchen-Diner 17' 0" x 13' 3" (5.18m x 4.03m) Two UPVC double glazed windows and door. A range of modern wall and base units with sink and drainer. Space for range cooker. Extractor hood. Plumbed for dishwasher. Space for fridge freezer. Radiator. Spotlighting.

Utility room 7' 2" x 4' 9" (2.19m x 1.45m) UPVC double glazed window. Ceiling light point. Plumbed for washing machine. Space for dryer. Door to downstairs wc.

Guest Cloaks low flush wc. Wash hand basin. Ceiling light point.

First Floor Landing loft access. Spotlighting.

Bedroom 1 19' 3" x 11' 11" (5.88m x 3.62m) Two UPVC double glazed windows. Two ceiling light points. Radiator.

En-suite 11' 11" x 8' 11" (3.62m x 2.73m) UPVC double glazed window. Spotlighting. Radiator. Shower enclosure with overhead thermostatic shower. Low flush wc. Wash hand basin. Wall tiling.

Bedroom 2 11' 8" x 10' 1" (3.56m x 3.08m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 3 13' 2" x 7' 9" (4.01m x 2.35m) UPVC double glazed window. Radiator. Ceiling light point. Storage cupboard.

Bedroom 4 10' 0" x 7' 9" (3.05m x 2.36m) UPVC double glazed window. Radiator. Ceiling light point. Storage cupboard.

Family Bathroom 8' 11" x 8' 4" (2.72m x 2.54m) UPVC double glazed window. Radiator. Panelled bath. Shower enclosure with overhead thermostatic shower. Low flush wc. Pedestal wash hand basin. Wall tiling. Spotlighting.

Externally Block paved driveway to the front for numerous cars. To the rear a large paved patio area stepped to laid to lawn garden area.

Viewing 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 Freehold. 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).

Conservation Area Cardwells Estate Agents Bury pre marketing research shows that the property is not within a Conservation Area.

Flood Risk Cardwells Estate Agents Bury pre marketing research indicates that the property is set within an area regarded as having a Very Low risk of flooding.

Thinking of Selling If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on 01617611215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Arranging a Mortgage Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.cardwells.co.uk

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"

