



Independent Estate Agents
Cardwells
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MITTON CLOSE, BURY, BL8 2LD



- Four bedroom detached
- Open aspects to the rear overlooking the fishing lodges
- Driveway and Garage
- Two reception rooms
- Beautifully presented
- Conveniently located, Ideal Family Home



£600,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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 Est. 1982

Cardwells estate agents are delighted to bring to market this beautiful four bedroom detached family home. Located in Lowercroft and boasting generous gardens and open aspects to the rear this superb property is ideal for families looking for a convenient yet picturesque setting. Close to excellent schools, easy access to the town centre and the countryside on your doorstep this lovely home must be viewed to be appreciated. Comprising; Entrance hallway, Lounge, Dining Room, Kitchen/Diner, Utility Room, Shower room, Four Bedrooms and a family bathroom. Externally this property is garden fronted with a driveway for numerous cars leading to a garage with up and over door. To the rear a large established laid to lawn garden with patio's, summer house and mature planted borders, with superb views overlooking the lodges to the rear. Beautifully presented throughout this property is not to be missed, 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

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Side entrance door, cloaks cupboard housing new alarm panel and solid oak door leading to lounge.

Lounge 21' 8" x 17' 1" (6.60m x 5.20m) Double glazed French doors to the rear elevation with double glazed side panels, 'Juliet' balcony looking onto the garden and lodge, two double radiators, inset LED spotlights with dimmer switch, feature oak and glass split level staircase.

Dining Room 16' 5" x 8' 6" (5.00m x 2.59m) New double glazed window to the rear, inset spotlights, new carpet and radiator.

Kitchen/Diner 14' 10" x 13' 0" (4.52m x 3.96m) Double glazed window to the rear, external stable rear door, external door to the front, contemporary range of new white, high gloss fitted wall and base units with moulded work surfaces, stainless steel sink and drainer with mixer tap, four seater breakfast table, integrated Hotpoint stacked fridge/freezer, integrated Hotpoint dishwasher, stainless steel electric 'Neff' double oven, stainless steel built in 'Neff' microwave, 'Neff' induction hob with built-in extractor over, laminate flooring, inset LED spotlights and radiator.

Utility room 10' 0" x 8' 5" (3.05m x 2.56m) Single glazed frosted window to the side, range of newly fitted white gloss wall and base units with moulded work surfaces, space for washing machine, space for tumble dryer, new combi gas central heating boiler, stainless steel sink unit and new alarm panel.

Shower Room Single glazed frosted window to the side, new contemporary three piece suite in white briefly comprising walk-in shower, hand wash basin set in vanity unit, low level flush WC, chrome towel radiator, tiled walls, tiled flooring and inset spotlights.

Bedroom 3 13' 5" x 12' 0" (4.09m x 3.65m) Double glazed window to the rear and radiator.

Bedroom 4 11' 11" x 7' 5" (3.63m x 2.26m) Double glazed window to the rear and radiator.

Bedroom 1 17' 11" x 13' 5" (5.46m x 4.09m) Double glazed window to the rear, eaves storage and radiator.

Bedroom 2 17' 9" x 13' 3" (5.41m x 4.04m) Double glazed window to the rear, eaves storage and radiator.

Bathroom Double glazed frosted window to the side, new contemporary three piece suite in white briefly comprising panelled 'shower' bath with rain shower over and glass shower screen, low level flush WC, wash hand basin set in double vanity unit, airing cupboard, chrome towel radiator, tiled walls and floor and extractor fan.

Externally Lawned garden to the front and double driveway serving an attached single garage with up and over door, plus personal side door. To the rear, a large established rear garden with lawn, patios, summer house, greenhouse, mature flower and shrub borders, access to wine cellar. The garden enjoys lovely scenic views overlooking the lodges to the rear.

Price £600,000

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.

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Council Tax The property is situated in the Borough Of Bury and is therefore liable for Bury Council Tax. The property is E rated which is at an approximate annual cost of £2,951 (at the time of writing).

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"

