



Heaton Court
Bury



Miller Metcalfe
PRESTIGE

SINCE 1891

Impressive Extended Detached Family Home | Corner Plot | Five Bedrooms | Two En-Suites | Three Reception Rooms

A truly impressive and exceptionally spacious extended detached family home, occupying a generous corner plot within a highly sought-after cul-de-sac location just off Manchester Road. Offering substantial and versatile accommodation throughout, this fantastic property is ideally suited to modern family living and is conveniently positioned for excellent local amenities, schools and motorway links.

Internally, the property provides an outstanding selection of reception and living spaces, including three exceptionally spacious reception rooms, offering superb flexibility for both family life and entertaining. The home also benefits from a modern breakfast kitchen, complemented by a separate utility room and guest WC.

The first floor provides an impressive master bedroom suite, featuring a spacious bedroom, fully fitted dressing room and modern en-suite bathroom, creating a luxurious private retreat. The second bedroom also benefits from a contemporary en-suite, while there are a further three generously proportioned bedrooms, together with a modern family bathroom.

Externally, the property occupies a fantastic corner plot, with a large double driveway providing ample off-road parking. There are attractive lawned gardens to both the front and rear, providing excellent outdoor space for families and entertaining.

This substantial and beautifully presented detached home offers exceptional accommodation, generous proportions and a superb location, making it an ideal choice for a growing family. Early viewing is highly recommended to fully appreciate the size, versatility and quality of accommodation on offer.

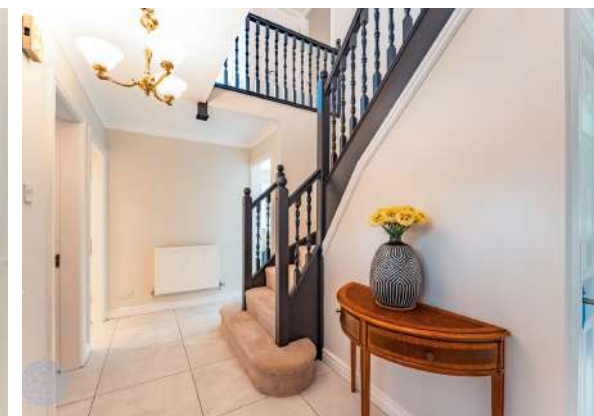
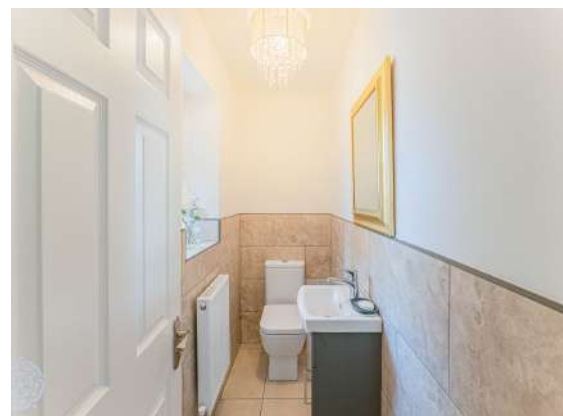


Entrance Hall & Guest WC

The property is entered via the front entrance door which leads into the light and airy with tiled flooring, staircase leading to first floor, understairs storage cupboard. The guest wc has a modern 2 piece white suite comprising low level WC and wash hand basin.

Reception Rooms

The property offers an impressive selection of reception rooms, including a very large formal lounge, providing an excellent space for entertaining and family gatherings. There is also a spacious sitting room, featuring a beautiful living flame gas fire, creating a warm and inviting atmosphere. A separate study provides the perfect space for home working or quiet relaxation.





Breakfast Kitchen & Utility Room

The spacious dining kitchen forms a fantastic heart of the home, featuring a wealth of modern wall and base units providing excellent storage and preparation space. The kitchen is well equipped with a range of integrated appliances, including a double oven, gas hob, dishwasher, fridge and freezer, together with a 1.5 bowl single drainer sink unit. Tiled flooring completes the room, while the generous proportions provide ample space for a dining table and chairs. A spacious utility room provides further practical accommodation, fitted with a range of base units incorporating a single drainer sink unit and plumbing for a washing machine. A double glazed external door provides convenient access to the outside.

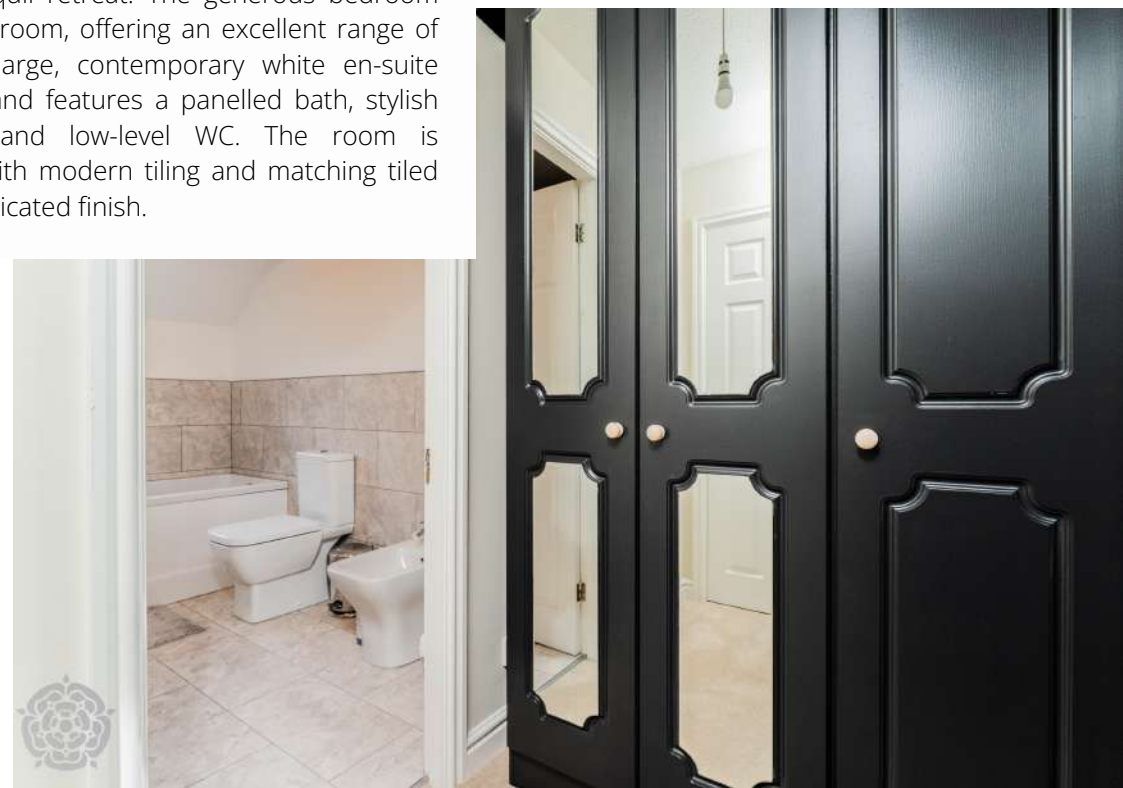
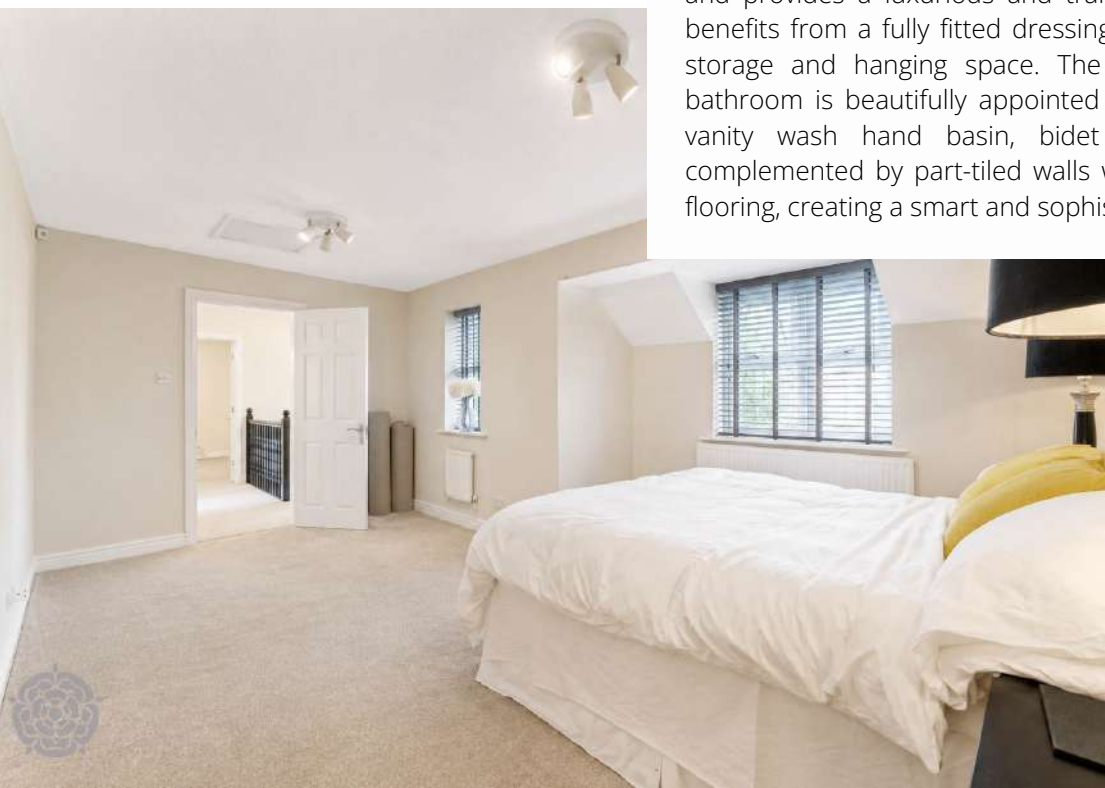






Master Bedroom, Dressing Room & Ensuite Bathroom

The exceptionally spacious master bedroom suite is tastefully decorated and provides a luxurious and tranquil retreat. The generous bedroom benefits from a fully fitted dressing room, offering an excellent range of storage and hanging space. The large, contemporary white en-suite bathroom is beautifully appointed and features a panelled bath, stylish vanity wash hand basin, bidet and low-level WC. The room is complemented by part-tiled walls with modern tiling and matching tiled flooring, creating a smart and sophisticated finish.





Second Guest Bedroom with Ensuite

A stunning and generously proportioned double guest bedroom, beautifully presented with tasteful modern décor and excellent proportions. The room is complemented by a contemporary three-piece white en-suite shower room, comprising a shower cubicle, wash hand basin and low-level WC. Modern part-tiled walls complete this stylish and well-appointed en-suite.

Three Further Bedrooms

The property benefits from a further three generously proportioned guest bedrooms, all of which are beautifully presented, well maintained and tastefully decorated, offering excellent accommodation for family members and guests alike.



Family Bathroom

The modern white family bathroom is stylishly appointed and comprises a panelled bath, contemporary vanity wash hand basin and low-level WC. The room is finished with modern tiled flooring and matching tiled walls, creating a fresh, contemporary and easy-to-maintain space.



Double Garage and Driveway

There is a large double driveway which lead to the garage with twin up and over doors to the front.

Gardens

To the front of the property there is a lawned garden area. At the rear of the property there is a very well screened and spacious lawned garden with patio patio area.

Tenure

Freehold

Council Tax

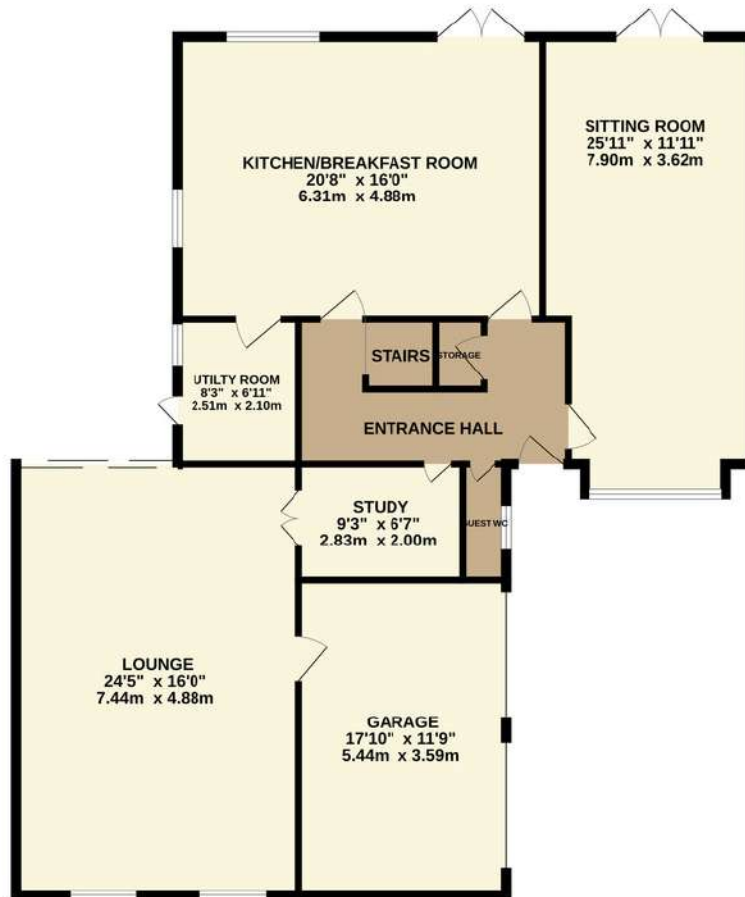
Local Authority - Bury Council

Council Tax Band - D

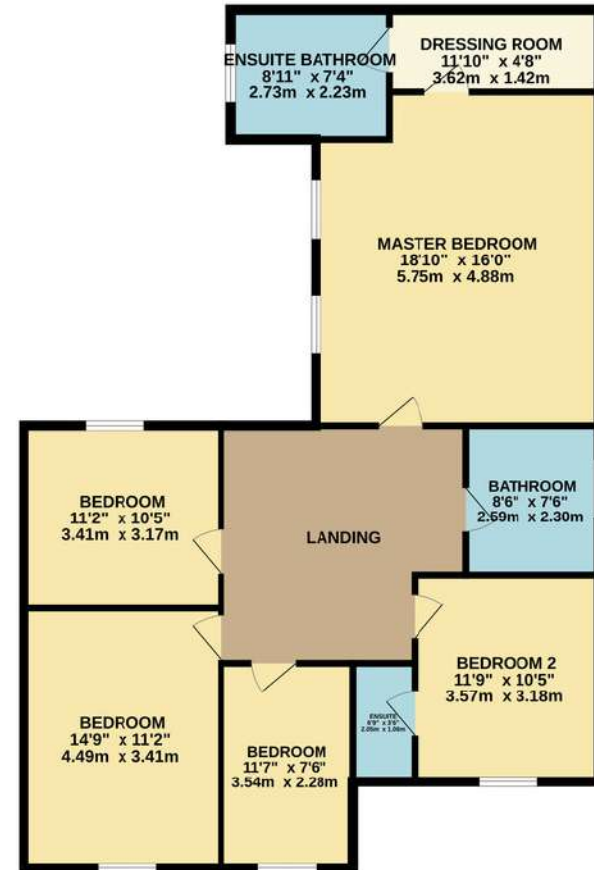
Annual Council Tax - £2,555.00



GROUND FLOOR
1480 sq.ft. (137.5 sq.m.) approx.



1ST FLOOR
1162 sq.ft. (107.9 sq.m.) approx.



TOTAL FLOOR AREA : 2642 sq.ft. (245.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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