



Independent Estate Agents  
**Cardwells** Est. 1982

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**CHESTNUT DRIVE, BURY, BL9**



- Four Bedroom Detached Family Home
- Garage
- Freehold Tenure
- South Westerly Rear Garden
- Cul de Sac Position
- Extended To Rear
- Immaculately Presented
- Early Viewing Advised!



**£450,000**

**BOLTON**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**  
 14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwell Estate Agents are delighted to present to the market this exceptional four-bedroom detached freehold family home, occupying a highly desirable cul-de-sac position and benefiting from a beautifully maintained south-westerly facing rear garden. Lovingly cared for and meticulously maintained by the current owners, this impressive property offers spacious and versatile accommodation throughout, making it an ideal purchase for growing families seeking a home that is ready to move straight into. Upon entering the property, you are welcomed by an entrance porch leading into a bright and inviting hallway. The ground floor accommodation has been thoughtfully designed to provide both comfortable family living and excellent entertaining space. The generous lounge offers a relaxing environment for everyday living, while the adjoining sun room provides a wonderful additional reception area, enjoying pleasant views over the rear garden and allowing natural light to flood the home. The well-appointed breakfast kitchen serves as the heart of the property, offering ample storage, worktop space, and room for informal family dining. A separate utility room provides additional practicality and convenience, while a downstairs WC completes the ground floor accommodation. To the first floor, the property continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, creating a private retreat for homeowners. The remaining bedrooms offer flexible accommodation suitable for children, guests, or home-working requirements, all served by a modern family bathroom. Externally, the property enjoys excellent kerb appeal with beautifully landscaped front gardens and a driveway providing ample off-road parking, leading to an attached garage. To the rear, the attractive south-westerly facing garden has been carefully designed and maintained, creating a private outdoor haven ideal for relaxing, entertaining, and enjoying afternoon and evening sunshine throughout much of the year. The location is equally appealing, situated within a quiet residential cul-de-sac yet conveniently positioned for a range of local amenities. Families will appreciate the proximity to highly regarded schools, including Springside Primary School and Chesham Primary School. Bury town centre is only a short drive away, offering an extensive range of shopping, dining and leisure facilities, together with Metrolink services providing easy access to Manchester city centre. Excellent motorway connections are also nearby, making commuting straightforward. For those who enjoy the outdoors, the property is perfectly positioned within walking distance of beautiful open countryside, providing a wealth of scenic walks and recreational opportunities right on the doorstep. A true credit to its current owners, this outstanding family home combines generous living space, a sought-after location, and immaculate presentation throughout. Early internal viewing is strongly recommended to fully appreciate everything this wonderful property has to offer. Viewing is highly recommended and strictly by appointment through Cardwell Estate Agents. 0161 7611215.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Porch** UPVC double glazed window. Tiled flooring. Door to hallway.

**Hallway** Laminate flooring. Ceiling light point. Radiator.

**Downstairs wc** Low flush wc. Wash hand basin. Radiator. Ceiling light point. Tiled flooring.

**Lounge** 15' 1" x 11' 2" (4.6m x 3.4m) Wall mounted electric fire. Ceiling light point. Radiator. Open plan to sun room.

**Sun Room** 10' 2" x 9' 10" (3.1m x 3m) UPVC double glazed windows and patio doors. Tiled roof with Velux windows. Radiator. Spotlighting.

**Breakfast Kitchen** 11' 10" x 11' 6" (3.6m x 3.5m) UPVC double glazed window and door. Spotlighting. Radiator. A range of wall and base units with complementing granite work surfaces with bowl sink by Rox tex. Inset Induction hob, electric oven and combination ovens By Bosch. Integrated fridge, freezer and dishwasher. Tiled splash back and flooring. Kick plate lighting.

**Utility room** 6' 7" x 4' 11" (2m x 1.5m) Base unit with granite worktop, stainless steel sink and drainer. Space for washing machine and dryer. UPVC double glazed window. tiled flooring. Ceiling light point.

**Bedroom 1** 11' 10" x 9' 10" (3.6m x 3m) UPVC double glazed window. Built in storage cupboard. Radiator. Ceiling light point.

**En suite** Shower cubicle with overhead electric shower. Low flush wc. Wash hand basin. Wall and floor tiling. UPVC double glazed window. Spotlighting. Chrome effect towel radiator.

**Bedroom 2** 11' 2" x 8' 10" (3.4m x 2.7m) UPVC double glazed window. Radiator. Ceiling light point. Built in storage cupboard.

**Bedroom 3** 9' 10" x 9' 10" (3m x 3m) UPVC double glazed window. Radiator. Ceiling light point. Built in Storage cupboard.

**Bedroom 4** 9' 10" x 8' 6" (3m x 2.6m) UPVC double glazed window. Radiator. Ceiling light point

**Bathroom** UPVC double glazed window. Chrome effect tow radiator. Spotlighting. Twin grip jacuzzi bath. Low flush wc. Vanity wash hand basin. Wall and floor tiling.

**Garage** 9' 0" x 16' 5" (2.75m x 5.01m) Up and over door. Power and lighting.

**Externally** To the front a laid to lawn garden with mature plants, trees and shrubbery. Block paved Driveway leading to an attached garage with up and over door. To the rear; Indian stone patio area with built in patio heater. Stepped to laid to lawn garden with mature plants and shrubbery.

**Plot Size** The overall approximate plot size is around 0.06 of an acre.

**Tenure** Cardwells Estate Agents Bolton research shows the property is Freehold

**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

**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 £3,123 (at the time of writing).

**Conservation Area** Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

**Flood Risk** Cardwells Estate Agents Bury pre-marketing research indicates that the family home is in a position which is regarded as having a "very low" risk of flooding.

**Thinking of Selling** If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us 0161 761 1215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

**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"

