



WHITEFIELD ROAD, BURY, BL9 9PL



- Three/Four Bedroom
- Detached Family Home
- Detached Garage
- Modern Interior Throughout
- Landscaped Rear Garden
- Driveway
- Modern Breakfast Kitchen
- Thoughtfully Extended



£425,000

BOLTON

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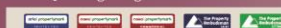
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Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell, & R.W. Thompson.



Cardwells Estate Agents in Bury are delighted to bring to market this truly unique and substantially extended three/four-bedroom detached family home. Thoughtfully adapted and significantly improved by the current owners, the property offers an exceptional amount of versatile living space, making it ideal for a growing or multi-generational family seeking a long-term home. Beautifully presented throughout, the accommodation has been carefully designed to provide flexibility across both floors. The ground floor features a welcoming entrance hallway, a convenient downstairs WC and a spacious open-plan lounge and dining room, creating an excellent setting for relaxing and entertaining. There is also an additional reception room which could be used as a separate sitting room, playroom, home office or occasional bedroom, depending on the needs of the purchaser. At the heart of the home is the stunning open-plan breakfast kitchen, offering an impressive space for everyday family life and entertaining guests. This is complemented by a separate utility room, providing valuable additional storage and space for appliances. A particularly notable feature is the extensive ground-floor bedroom and study area, together with a modern shower room. This versatile section of the property could provide an ideal principal bedroom suite, guest accommodation, workspace or independent living space. To the first floor, there are three further well-proportioned bedrooms, served by a family bathroom, ensuring the property offers generous accommodation for families of all ages. Externally, the property continues to impress. A substantial driveway provides off-road parking for numerous vehicles and leads to a detached garage, offering secure parking and useful storage. To the rear is a beautifully designed, bespoke landscaped garden, providing an attractive and private outdoor space for relaxing, entertaining and spending time with family. Conveniently situated close to a selection of well-regarded schools, local amenities and transport links, the property is also just a short drive from Bury Town Centre and its excellent range of shops, restaurants, leisure facilities and Metrolink connections. Offering extensive, flexible and immaculately presented accommodation, this distinctive detached home would make a superb forever home for a growing family. Internal and early viewing is highly recommended to fully appreciate the size, quality and versatility on offer. Please contact Cardwells Estate Agents Bury on 0161 761 1215 to arrange an accompanied viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Composite door to front. Ceiling light point.

Downstairs WC UPVC double glazed window. Low flush wc. Wash hand basin. Radiator. Ceiling light point.

Extended Lounge/Dining Room 26' 2" x 17' 6" (7.97m x 5.34m) UPVC double glazed window. Two Radiator's. Two Ceiling light points. Velux window skylight.

Reception room 10' 10" x 7' 10" (3.31m x 2.4m) Ceiling light point. Radiator. Open plan to kitchen.

Breakfast Kitchen 15' 1" x 14' 8" (4.59m x 4.46m) Double glazed bi folding doors. Two Velux skylights. Radiator. Two ceiling light points. A range of modern wall and base units with breakfast bar. Ceramic hob, double electric oven. Space for American fridge freezer. Inset sink and drainer.

Utility Room 7' 7" x 4' 9" (2.3m x 1.45m) Velux skylight. Radiator. Wall and base units. Belfast sink. Plumbed for washing machine. Space for dryer.

Downstairs Bedroom/ Study Area 18' 11" x 15' 9" (5.77m x 4.8m) Two UPVC double glazed windows. Two radiators. Two ceiling light points.

Downstairs Shower Room/ En suite UPVC double glazed window. Velux skylight window. Specially adapted wet room with low flush wc, wash hand basin and electric overhead shower. Wall tiling. Non slip flooring.

Family Bathroom 6' 0" x 6' 0" (1.84m x 1.83m) UPVC double glazed window. Radiator. Ceiling light point. Shower cubicle with overhead shower. Low flush wc. Wash hand basin. Wall panelling.

Bedroom 1 11' 0" x 9' 1" (3.36m x 2.78m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes with sliding doors.

Bedroom 2 9' 2" x 9' 2" (2.8m x 2.79m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes with sliding doors.

Bedroom 3 6' 3" x 3' 7" (1.9m x 1.08m) UPVC double glazed window. Radiator. Ceiling light point. Over stairs storage cupboard.

Externally Block paved driveway for numerous cars leading to a detached garage with up and over door. To the rear a hard landscaped garden with artificial grass area and a paved patio area with planted borders.

Detached garage Up and over door, access from rear garden. Power and electrics.

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 indicates that the property is not set within a conservation area.

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having a "No" risk of flooding.

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"

