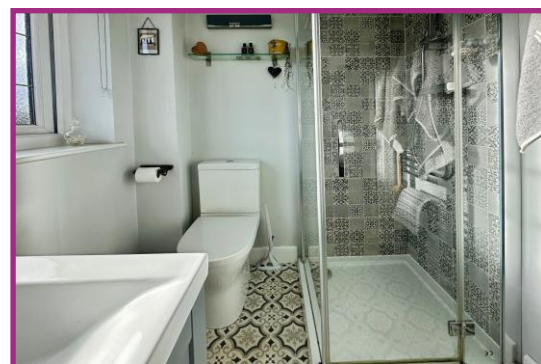




Independent Estate Agents Cardwells

www.cardwells.co.uk

MORETON DRIVE, BURY, BL8 1QT



- Four Bedroom Detached
- Integral Garage & Driveway
- Guest Cloaks
- En-suite to Master Bedroom
- Modern Kitchen & Bathroom
- Ideal Family Home
- Close to Elton High School
- FREEHOLD



O/O £425,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this beautifully presented and spacious four bedroom detached family home, situated in the highly regarded and ever-popular residential area of Walshaw. Offering an excellent combination of generous living accommodation, contemporary fixtures and fittings, and attractive outdoor space, this superb property is ideally suited to growing families looking for a home that is ready to move straight into. The property enjoys a desirable position within easy reach of a range of local amenities, including shops, schools and everyday conveniences, with the well-regarded Elton High School nearby. Walshaw is a particularly popular choice for families, offering a pleasant residential setting whilst remaining conveniently placed for Bury town centre and its excellent selection of shops, restaurants, leisure facilities and transport connections. There are also superb links to the surrounding areas and wider motorway network, making this an ideal location for those needing to commute. Internally, the property has been thoughtfully maintained and beautifully presented throughout, offering a versatile layout with well-proportioned rooms, plenty of natural light and an excellent balance of formal and informal living spaces. Upon entering the property, a welcoming entrance hallway provides access to the ground floor accommodation, including a convenient downstairs WC. The spacious lounge offers a comfortable and inviting environment in which to relax and unwind, whilst the separate dining room provides an ideal setting for family meals, entertaining guests and special occasions. Undoubtedly one of the highlights of this wonderful home is the modern open-plan breakfast kitchen, which provides a superb space for everyday family living. Combining contemporary styling with practicality, the kitchen offers an attractive and sociable environment for cooking, dining and spending time together. The open-plan arrangement makes this a particularly appealing feature for modern family life, with the added benefit of a conservatory providing further versatile reception space. Enjoying views towards the garden, the conservatory offers an excellent additional sitting area, playroom or peaceful space in which to relax. To the first floor, the property continues to impress with four bedrooms, offering ample accommodation for family members and visiting guests alike. The principal bedroom benefits from the added luxury and convenience of its own modern en suite shower room, creating a comfortable private retreat. The remaining bedrooms provide excellent flexibility and could easily accommodate a growing family, home working arrangements or additional guest accommodation, depending upon individual requirements. Completing the first floor is a beautifully appointed contemporary family bathroom, featuring a stylish four-piece suite. Offering both comfort and practicality, this modern bathroom provides an excellent facility for busy family life and further enhances the overall appeal of the accommodation. Externally, the property is equally impressive. To the front, a generous driveway provides off-road parking for numerous vehicles, a particularly desirable feature for families with multiple cars. The driveway also benefits from the addition of an electric vehicle charging point, offering a practical and increasingly sought-after convenience. Attractive lawned gardens extend to the front and side of the property, adding to its kerb appeal and creating an appealing sense of space around the home. To the rear is a beautifully landscaped garden, providing a delightful outdoor environment in which to relax, entertain and enjoy time with family and friends. The garden offers a wonderful extension of the internal living accommodation, with space for outdoor dining, children's activities and enjoying the warmer months. This is a fantastic opportunity to acquire a substantial and beautifully presented detached family home in one of the area's most sought-after residential locations. With its four bedrooms, multiple reception areas, modern kitchen and bathrooms, generous parking facilities and attractive gardens, the property offers everything required for comfortable modern family living. Early viewing is highly recommended to fully appreciate the space, presentation and excellent location that this superb home has to offer. Contact Cardwells Estate Agents Bury on 0161 761 1215 to arrange your accompanied viewing and avoid disappointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway Spotlighting. Radiator. Under stairs storage. Stairs to first floor.

Guest Cloaks UPVC double glazed window. Radiator. Low flush wc. Wash hand basin. Ceiling light point.

Lounge 17' 0" x 15' 6" (5.17m x 4.72m) UPVC double glazed window. Radiator. Ceiling light point. Feature gas fire and surround. Open plan to dining room.

Dining Room 15' 6" x 12' 11" (4.72m x 3.93m) UPVC double glazed patio doors. Radiator. Ceiling light point.

Breakfast Kitchen 16' 2" x 14' 0" (4.92m x 4.27m) UPVC double glazed window. A range of modern wall and base units with complementing work surfaces and tiled splash backs, with sink and drainer. Ceramic hob, inset oven and grill with microwave. Space for fridge freezer. Spot lighting. Radiator. Open plan to conservatory.

Conservatory 12' 8" x 10' 7" (3.86m x 3.23m) UPVC double glazed patio doors to rear garden.

Garage/Utility 11' 10" x 8' 2" (3.6m x 2.50m) The garage has been partitioned, with storage to the front and a functioning integral room to the rear- Ceiling light point. Base units with stainless steel sink and drainer. Plumbed for washing machine and space for dryer.

First Floor Landing Spot lighting. Storage cupboard. Loft access.

Bedroom 1 10' 9" x 5' 10" (3.27m x 1.79m) UPVC double glazed window. Radiator. Ceiling light point.

En-suite UPVC double glazed window. Shower enclosure with overhead thermostatic shower. Low flush wc. Vanity wash hand basin. Spotlights. Chrome effect towel radiator.

Bedroom 2 12' 8" x 8' 7" (3.85m x 2.61m) UPVC double glazed window. Radiator. Fitted wardrobes. Ceiling light point.

Bedroom 3 10' 9" x 12' 7" (3.27m x 3.83m) UPVC double glazed window. Radiator. Ceiling light point. Storage cupboard.

Bedroom 4 10' 9" x 5' 10" (3.27m x 1.79m) UPVC double glazed window. Radiator. Ceiling light point.

Family Bathroom Freestanding bath. Shower enclosure with overhead thermostatic shower. Low flush wc. Vanity wash hand basin. Two UPVC double glazed windows. Spot lighting. Chrome effect towel radiator.

Externally Block Paved Driveway for numerous cars to the front. Laid to lawn garden to the front and side. To the rear, a lovely rear landscaped garden with patio area, pond, mature trees, plants and shrubbery.

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).

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"

