



Independent Estate Agents  
**Cardwells** Est. 1982

[www.cardwells.co.uk](http://www.cardwells.co.uk)

**CATON CLOSE, BURY, BL9 9JU**



- Detached Family Home
- Three Bedrooms
- Modern Fitted Kitchen & Utility
- Conservatory
- Gardens to Front & Rear
- Driveway & Garage Parking
- Not Overlooked to Rear
- Quiet cul-de-sac Position



**OIRO £315,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Located just off Radcliffe Road in Bury and situated on a quiet cul-de-sac close to many local amenities and schools. This stunning detached family home is perfect for a family. Internally the property has been modernised to a high standard and comprises an entrance hallway, lounge, which is open to the dining area, modern fitted kitchen, utility and conservatory to the ground floor with three good sized bedrooms and a three piece family bathroom to the first floor. For further information and to arrange a viewing contact Cardwells Estate Agents Bury 01617611215 email [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hallway** Ceiling light point, laminate effect flooring, radiator.

**Lounge Area** 14' 2" x 12' 8" (4.33m x 3.85m) Ceiling light point, double glazed window to the front, radiator.

**Dining area** 9' 5" x 7' 11" (2.88m x 2.41m) Ceiling light point, radiator, french doors to the conservatory.

**Conservatory** 14' 11" x 10' 3" (4.54m x 3.12m) Ceiling light point, laminate effect flooring, radiator, double glazed french doors to the side.

**Kitchen** 9' 0" x 7' 6" (2.74m x 2.28m) Ceiling light point, radiator, under stairs storage, fitted wall and base units with extractor fan, gas hob and electric oven, integrated dishwasher, sink with mixer tap and drainer.

**Utility room** 8' 6" x 5' 6" (2.6m x 1.67m) Ceiling light point, fitted wall and base with space for a washing machine and dryer, stainless steel sink with mixer tap and drainer.

**Garage** 16' 1" x 8' 7" (4.91m x 2.62m) Single garage with up and over garage door to the front.

**First Floor Landing** Ceiling light point, double glazed window to the side, loft access.

**Bedroom 1** 13' 9" x 9' 8" (4.20m x 2.94m) Ceiling light point, fitted wardrobes, radiator, double glazed window to the front.

**Bedroom 2** 9' 8" x 9' 7" (2.94m x 2.93m) Ceiling light point, fitted wardrobes, radiator, double glazed window to the rear.

**Bedroom 3** 9' 2" x 8' 11" (2.8m x 2.73m) Ceiling light point, fitted wardrobes, radiator, double glazed window to the front.

**Bathroom** 5' 10" x 5' 4" (1.79m x 1.63m) Downlights, double glazed window to the rear, wc, pedestal sink with vanity unit, panelled bath with shower above, heated towel rail, tiled floor and walls.

**Externally** To the front of the property there is driveway parking leading to the garage and a lawned garden and to the rear the property isn't overlooked and has a good sized lawned garden with mature shrubs and borders surrounding.

**Price** OIRO £315,000

**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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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 £2,073 (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

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