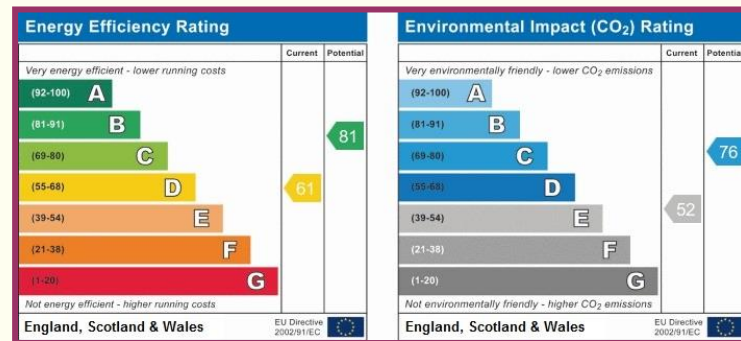
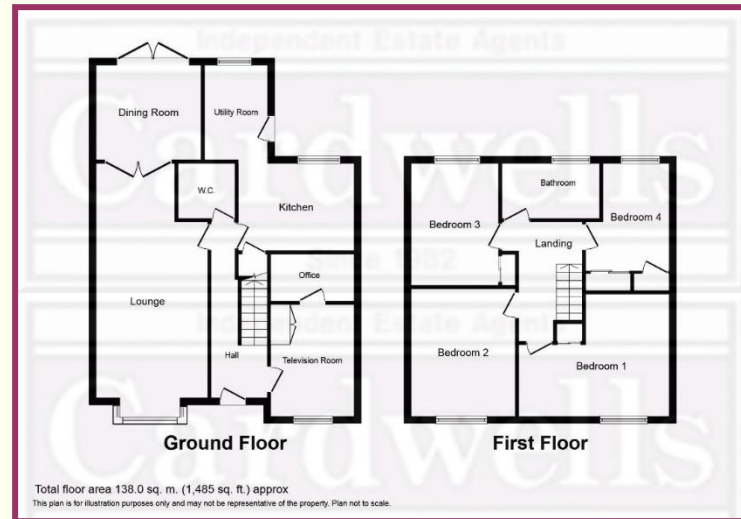


**Tenure:**  
We are advised by the vendors they are in the process of acquiring the Freehold interest for the property.

Price £339,950

**Viewings**  
Viewing is absolutely essential and by appointment only via Cardwells Estate Agents Bury on 0161 761 1215 or bury@cardwells.co.uk

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**WHITBY CLOSE, LOWERCROFT, BURY, BL8 2TX**

**£339,950**

Located in the extremely desirable area of Lowercroft and with a highly rated primary school on the doorstep this superb detached property is perfect for the growing family and provides generously sized accommodation presented to the highest standard and personal inspection is considered as essential to fully appreciate the quality of home on offer.

The house forms part of cul de sac reached from Ashington Drive well served by a good range of amenities, has been extended to the rear ground floor and features; 27ft living room with access to a separate dining room, high quality kitchen and utility room with integrated Bosch appliances, guest wc, large family bathroom and a garage conversion tv room with rear office.

The accommodation which is fully double glazed and gas centrally heated comprises in summary; Ground Floor, Entrance hall with Guest wc, 27ft Living Room, Dining Room, Kitchen/Breakfast Room, Utility, Tv Room and Office. The first floor has a spacious landing with a loft entrance and access to 4 excellent size bedrooms all of which have fitted wardrobes and a large well appointed family bathroom with 4pce suite. Outside amenities include a block paved double driveway, front and rear gardens and footpaths to each side. NB We are informed by the vendor they are in the process of acquiring the Freehold.

VIEWING COMES WITH OUR HIGHEST RECOMMENDATION.

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Incorporating: Wright Dickson & Catlow, WDC Estates



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**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hall 19' 2" x 6' 0" (5.84m x 1.83m)**

Composite style front entrance door, central heating radiator, balustraded stairs.



**Guest WC 5' 9" x 4' 0" (1.75m x 1.22m)**

Composite style front entrance door, central heating radiator, balustraded stairs.



**Living Room 27' 3" x 10' 7" (8.30m x 3.22m)**

A very generous size lounge originally two rooms and now extending fully to over 27ft having a front elevation window, fireplace with living flame gas fire, two central heating radiators, wall lighting and french doors opening to the dining room.



**Bedroom 4 11' 7" x 8' 1" (3.53m x 2.46m)**

Fitted cupboard and sliding door wardrobes, rear elevation window, central heating radiator.



**Family Bathroom 9' 10" x 5' 10" (2.99m x 1.78m)**

Luxury style bathroom with a contemporary white suite comprising; panelled bath with side fitted mixer tap and hand shower outlet, quadrant style enclosure shower cubicle with mixer shower, half pedestal wash basin with mixer tap, wc with button flush. Fully tiled walls, panelled ceiling with inset downlighters, chrome towel radiator, rear elevation window.



**Externally**

Double width block paved driveway and lawned garden to the front, footpaths to each side of the house the right hand side being block paved with access to a landscaped split level rear garden with spacious paved patio, lawn, planted borders and a fenced surround.





**Dining Room 10' 9" x 9' 7" (3.27m x 2.92m)**

Part of the extension with patio doors opening to the garden, laminate flooring and a central heating radiator.



**TV Room 11' 4" x 8' 5" (3.45m x 2.56m)**

Front elevation window, laminate flooring, central heating radiator. Entrance door to office.



**Office 8' 5" x 5' 9" (2.56m x 1.75m)**

Laminate flooring.

**Kitchen/Breakfast Room 11' 10" x 8' 10" (3.60m x 2.69m)**

Stylish, superbly modernised kitchen with a real high end feel having a range of high gloss wall and base cabinets, coordinating worktops and breakfast bar, integrated Bosch induction hob, double oven and cooker hood, dishwasher and fridge, inset one and a half bowl sink with mixer tap, complementary mosaic style wall tiling, tiled floor, rear elevation window, inset ceiling downlighters, storage cupboard, central heating radiator. Open entry to the utility.



**Utility room 9' 8" x 6' 2" (2.94m x 1.88m)**

Matching wall and base units and worktops, inset single drainer sink, space and plumbed for appliances, mosaic style wall tiling, tiled floor, inset ceiling downlighters, rear elevation window, side entrance door.



## First Floor Landing

Loft entrance, balustraded stairs, airing cupboard.



## Master bedroom 15' 10" x 13' 0" (4.82m x 3.96m)

(L-shaped with maximum measurements taken, see floorplan) Range of fitted wardrobes, dressing table, front elevation window, central heating radiator.



## Bedroom 2 12' 4" x 10' 6" (3.76m x 3.20m)

Fitted wardrobes with top cupboards and gallery style shelving, bedside cabinets, front elevation window, central heating radiator.



## Bedroom 3 12' 4" x 8' 1" (3.76m x 2.46m)

Fitted wardrobes, top cupboards and desk, rear elevation window, central heating radiator.

