



Independent Estate Agents
Cardwells Est. 1982

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KINGSTON CLOSE, BURY, BL8 2EN



- Stunning Detached Family Home
- Four Bedrooms
- Extended Accomodation
- Family Bathroom, Ensuite, Guest
- Modern Fitted Kitchen
- Stunning Summer Room
- Lovely Landscaped Garden
- Viewing Strongly Advised



£450,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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This stunning four bedroomed detached family home has been redesigned and upgraded by the current owners to provide a very classy, stylish and comfortable home. Clever design ideas, like the mezzanine floor to bedroom four makes this a very usable and deceptively spacious property. The accommodation is extremely well presented and is carefully considered to provide open plan living space yet still have separate areas for family members to enjoy their own space. The accommodation briefly comprises entrance hall, lounge, dining room, summer room, fitted kitchen, guest, WC, four bedrooms (master with ensuite) and a family bathroom. Externally, the property has beautifully landscaped rear gardens with views beyond and has the potential to create additional garden and perhaps living space to the side subject to relevant permissions being sought. A truly lovely home which requires viewing to fully appreciate. 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

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway 11' 6" x 7' 8" (3.51m x 2.34m) Central heating radiator, coving, smoke alarm, tiled floor, oak doors to reception room, kitchen/dining room, WC, stairs to the first floor.

Guest WC 5' 7" x 3' 5" (1.70m x 1.04m) UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin with traditional taps, tiled floor

Kitchen/Diner 17' 10" x 10' 10" (5.44m x 3.30m) Two UPVC double glazed windows, range of wood effect wall and base units, granite effect surfaces, tiled splash backs, stainless steel sink with drainer and mixer tap, integrated electric oven with four ring gas hob, extractor hood, space for fridge/freezer, dishwasher and washing machine, tiled floor, open to dining area.

Dining area 15' 2" x 8' 11" (4.62m x 2.72m) Central heating radiator, two feature wall lights, exposed brick wall, open to reception room, UPVC double glazed patio doors to rear.

Lounge 26' 3" x 13' 10" (8.00m x 4.22m) - UPVC double glazed window, central heating radiator, television point, coving, under stairs storage, open to the summer room.

Summer Room 11' 0" x 9' 8" (3.35m x 2.95m) UPVC double glazed window, two skylights, television point, spotlights, tiled floor, UPVC double glazed bi-folding doors to rear.

First Floor Landing 15' 1" x 7' 2" (4.60m x 2.18m) UPVC double glazed window, central heating radiator, loft access, store cupboard, doors to four bedrooms and bathroom.

Master bedroom 14' 0" x 11' 4" (4.27m x 3.45m) UPVC double glazed window, central heating radiator, doors to ensuite.

En-suite 5' 9" x 5' 5" (1.75m x 1.65m) UPVC double glazed frosted window, underfloor heating, vanity top wash basin with mixer tap, dual flush WC, double direct feed rainfall shower, tiled elevations, spotlights, extractor fan, tiled floor.

Bedroom 2 12' 4" x 8' 11" (3.76m x 2.72m) UPVC double glazed window, central heating radiator, loft access.

Bedroom 3 11' 4" x 8' 6" (3.45m x 2.59m) UPVC double glazed window, central heating radiator.

Bedroom 4 9' 9" x 8' 9" (2.97m x 2.67m) UPVC double glazed window, central heating radiator, stairs to mezzanine

Mezzanine 8' 9" x 6' 3" (2.67m x 1.91m) Velux window, television point.

Family Bathroom UPVC frosted double glazed window. Three piece White bathroom suite comprising panelled bath with shower over, low flush wc & washbasin, part tiled walls, tiled floor, radiator.

Externally A lovely landscaped garden with decked patio leading to the low maintenance garden which is fence enclosed.

Price £450,000

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, enjoying the remainder of the 999 year term which started on 27th January 2002, meaning that there are 976 years remaining. 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).

Coservation 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 "very low" risk of flooding.

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

Thinking of Selling 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.

Arranging a Mortgage Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bury on 0161 761 1215, emailing: bury@cardwells.co.uk or visiting: www.cardwells.co.uk

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