



TAMAR CLOSE, WHITEFIELD, M45 8SJ



- Semi-detached family home
- Extended
- Three good sized bedrooms
- Family bathroom and en-suite
- Driveway parking
- Sought after location
- Kitchen and utility room
- Low maintenance garden to the rear



Offers in the Region Of £290,000

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Located within the ever popular M45 area of Whitefield and situated close to many local amenities is this extended semi detached family home. This property is ideally suited for families as is set within a cul-de-sac. Internally the property comprises an entrance hall, lounge, study, kitchen, utility, dining room and conservatory to the ground floor with three good sized bedrooms, the master with en-suite wet room and family bathroom to the first floor. For further information please contact Cardwells Estate Agents Bury 01617611215 or visit cardwells.co.uk

Entrance Hallway Ceiling light point

Lounge 16' 1" x 12' 7" (4.89m x 3.84m) Ceiling light point, coving to the ceiling, radiator, double glazed window to the front.

Study Room 7' 8" x 6' 10" (2.34m x 2.08m) Ceiling light point. Radiator, double glazed window to the front.

Kitchen 12' 7" x 8' 8" (3.83m x 2.63m) Ceiling light point, radiator, double glazed windows to the rear, fitted wall and base units with extractor fan, space for a gas range oven, integrated fridge and dishwasher, stainless steel sink with mixer tap and drainer, breakfast bar, tiled floor with splashback to the walls, under stairs storage.

Dining Room 8' 6" x 6' 11" (2.6m x 2.1m) Downlights, radiator, tiled floor

Utility Room 8' 2" x 6' 9" (2.48m x 2.05m) Ceiling light point, fitted wall and base units, space for a washing machine, dryer, fridge/freezer, stainless steel sink with mixer tap and drainer, tiled floor with splashback to the walls.

Conservatory 13' 9" x 10' 2" (4.19m x 3.09m) Ceiling light point, radiator.

Landing Ceiling light point, loft access

Bedroom One 12' 7" x 9' 5" (3.83m x 2.86m) Ceiling light point, radiator, fitted wardrobes with sliding door giving access to the en-suite.

En-suite 9' 5" x 6' 9" (2.87m x 2.06m) Downlights, wet room with multi jet shower, Wc, vanity unit with inset sink, extractor fan, heated towel rail.

Bedroom Two 12' 7" x 8' 10" (3.84m x 2.68m) Ceiling light point, double glazed windows to the front, radiator, storage cupboard.

Bedroom Three 11' 0" x 6' 10" (3.36m x 2.09m) Ceiling light point, double glazed window to the front, radiator, loft access.

Bathroom 6' 3" x 6' 1" (1.91m x 1.85m) Ceiling light point, Wc, sink, panelled bath, tiled floor with splashback to the walls.

Externally Low maintenance rear garden with flagged patio area, recently fitted fencing and artificial grass.

Tenure Cardwells Letting Agents Bury pre marketing research indicates that the property is Leasehold with an end date of 01 Jan 2994

Council Tax Cardwells Estate Agents Bury research shows the property is band C annual charges 2023/2024 £1,842

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