



HASTINGS CLOSE, WHITEFIELD. M45 6UQ



- Four Bedroomed Detached
- Extended, circa 1600 sq ft
- Open Kitchen/Diner/Family Room
- Quartz Worksurfaces
- Lounge with Doors to Sitting Room
- Guest WC & Ensuite Shower Room
- Four Piece Family Bathroom Suite
- Alarm, CCTV, Beautiful Gardens



£460,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



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A beautifully presented and extended detached house enjoying a quiet and very pleasant cul-de-sac location with little passing traffic to the front, enjoying spacious living accommodation of over 1600 ft.², set in generous family friendly plot of around 0.09 of an acre. The family home is particularly well placed for superb every day amenities including: easy access to the metrolink network, easy access to the motorway network, close to popular schools, within an easy reach of houses of worship, restaurants, leisure and sporting facilities/clubs and beautiful countryside such as Heaton Park. The well presented accommodation briefly comprises: entrance porch, reception hallway, guest WC, lounge, sitting room, large open plan kitchen/diner/family room, which runs from the front to the rear of the property, complete with integrated appliances and solid quartz work surfaces, first floor landing, four bedrooms each with wardrobes, the master enjoys an ensuite shower room and a four piece family bathroom suite complete with corner bath and separate shower enclosure. To the rear are enclosed and family friendly gardens with excellent lawn and patio space, ideal for children to play and entertaining alike, whilst to the front is a brick paved private driveway providing off-road car parking for around three cars. The property which is potentially offered for sale with no further upward chain delay, benefits from a Worcester gas combination central heating boiler, a modern security alarm system, cctv, and UPVC double glazing. There is a great deal to admire and this is a superb location. A personal viewing appointment is highly recommended to appreciate all that is on offer, This 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:

Approximate Floor Area The overall approximate floor area extends to around 1614 ft.²/150 m².

Entrance Porch 7' 2" x 4' 9" (2.194m x 1.443m) New PVC windows to the front and the side, UPVC entrance door, tiled floor, radiator, internal UPVC window with quality door opening into the reception hallway.

Reception Hallway 15' 6" x 5' 10" (4.715m x 1.778m) Quality flooring, neutral decorations, radiator.

Guest WC 5' 0" x 2' 8" (1.52m x 0.815m) A modern white two piece suite comprising: dual flush WC and wash hand basin with built-in storage space, heated towel rail, neutral decorations, extractor, quality flooring.

Lounge 23' 4" x 10' 9" (7.123m x 3.278m) A very light reception room with large UPVC window to the front, feature marble fireplace with electric fire with matching surround and mantle, two radiators and glazed double doors into the sitting room.

Sitting Room 17' 0" x 10' 8" (5.179m x 3.241m) Tall UPVC windows and door which enjoy the aspect over the rear garden, radiator.

Open Plan Kitchen/Diner/Family A beautiful open plan space which runs from the very front of the property to the rear, being open plan in design with UPVC windows to the front and the rear so there is an abundance of natural light. There is a beautiful professionally fitted kitchen complete with integrated double oven/grill, microwave, electric hob with extractor over, integrated fridge/freezer and beautiful solid lightly coloured quartz work surfaces which extend into the up stands and the rear windowsill, a matching cabinet encloses the Worcester gas combination central heating boiler and, off the dining area, there is a walk-in style storage pantry. The dining space opens up into the family area towards the front of the property which enjoys the large UPVC window with fitted blinds, radiator and the same quality timber flooring flows throughout the lounge/diner/family room. There is inset ceiling spot lighting to the kitchen and feature lighting to the dining and family areas.

Master bedroom 12' 9" x 11' 0" (3.896m x 3.351m) Professionally fitted bedroom furniture providing a super range of matching wardrobes, storage space, bridging cabinets, bedside drawers, display shelving and dressing space, radiator, large UPVC window to the front, neutral decorations, door off to the ensuite shower room..

En-suite 6' 6" x 5' 7" (1.982m x 1.710m) A three piece shower room suite comprising shower enclosure with folding glass door, wash basin and corner WC, modern style radiator, UPVC window with fitted blinds, spot lighting, built-in storage space, extractor

Bedroom 2 14' 8" x 8' 5" (4.89m x 2.578m) UPVC window to the front, radiator, built-in sliding mirrored wardrobes.

Bedroom 3 12' 0" x 8' 0" (4.29m x 3.409m) UPVC window overlooking the rear garden, radiator, built-in sliding mirrored wardrobes.

Bedroom 4 10' 4" x 10' 4" (3.143m x 1.974m) UPVC window to the rear, professionally fitted bedroom furniture providing an excellent range of matching: wardrobes, drawers, bridging cabinets and display shelving, radiator.

Family Bathroom 11' 1" x 6' 6" (3.390m x 1.974m) Four piece family bathroom suite enjoying, shower enclosure, corner bath, wash hand basin and dual flush WC, spot lighting, ceramic wall and floor tiling, radiator.

Approximate Plot Size The overall approximate plot size is around 0.09 of an acre.

Rear Garden Fully enclosed and enough superb space for families to relax and children to play. There are lawn sections, well stocked flowerbeds and patio areas. The two plastic sheds are included in the sale, and the mature shrubs and small trees enhance the privacy.

Parking There is a brick paved driveway to the front providing private off-road driveway parking for around three cars.

Chain Details It is hoped that the property will be sold with no further upward chain delay.

Council Tax Cardwells Estate Agents Bury premarketing research indicates that the council tax is paid to Bury council and the rating is D.

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