

## Gardens

Enclosed garden areas to front, side & rear. Fenced, lawned and paved patio, timber decking, garden shed.



## Price

£325,000

## Important Note

Gas central heating by radiators, pressurised hot water system. UPVC double glazed windows. Freehold. Annexe off dining room gives bedroom 5 and ensuite shower room.

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Incorporating: Wright Dickson & Catlow. WDC Estates



## SPRUCE CRESCENT – BURY – £325,000

Outstanding presentation, totally immaculate throughout. Corner position detached house, extended, has gas central heating and UPVC double glazed windows. Five bedrooms, three bathrooms/shower rooms includes ground floor annexe bedroom 5 and shower room. Porch, hallway, lounge arched to dining room. Annexe off with hallway, double bedroom 5 and shower room.. Huge conservatory, luxurious professionally fitted breakfast kitchen with integrated oven, hob & microwave, feature black sparkle Silestone quartz worktops and matching flooring. Utility room (sectioned off from the integral garage, remainder of which is now storage). First floor has four large bedrooms, the master having professionally fitted furniture and ensuite shower room. Family bathroom. Concrete pattern driveway giving 2 parking spaces, fenced garden with lawn & patio. A wonderful family home with easy access to Bury and the motorway network. Viewing is with our highest recommendations. Call Cardwells on 0161 761 1215 for an appointment to view.



### BURY

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**Porch 6' 4" x 4' 5" (1.92m x 1.35m)**  
Brick/uPVC double glazed, ceramic tiled floor.

**Hallway 16' 2" x 6' 2" (4.93m x 1.89m)**  
Brick/uPVC double glazed, ceramic tiled floor.



**Bedroom 2: 14' 2" x 8' 2" (4.32m x 2.50m)**  
Built in double wardrobe.

**Bedroom 3 11' 5" x 7' 9" (3.48m x 2.35m)**



**Bedroom 4 11' 5" x 8' 2" (3.47m x 2.50m)**  
Built in double wardrobe.



**Lounge 16' 6" x 10' 8" (5.04m x 3.24m)**  
Marble fireplace & hearth with inset gas living flame fire & wood surround. Coved ceiling, Karndean flooring, arched to dining room.



**Dining Room 10' 2" x 9' 0" (3.09m x 2.75m)**  
Opens to conservatory, coved ceiling, Karndean flooring, arch to lounge.



**Family Bathroom 7' 7" x 5' 9" (2.32m x 1.75m)**  
White Roca suite comprising bath with T bar mixer shower above, wash basin & wc. Part tiled walls.

**Garage**  
Note: Up & over door, currently used for storage. Part of the garage is taken and used as a utility room. Not a garage.

**Parking**  
Concrete pattern driveway provides parking to the front.



**Conservatory 17' 5" x 11' 0" (5.32m x 3.35m)**

Brick. uPVC glass construction, fitted blinds to windows, Karndean flooring.

**Annexe**

**Hall 5' 1" x 3' 1" (1.55m x 0.93m)**

Laminate flooring.

**Bedroom 5' 10" x 9' 7" (3.3m x 2.91m)**

Laminate flooring.



**Shower Room 6' 3" x 5' 1" (1.90m x 1.55m)**

Oversize shower cubicle with electric shower, wash basin & WC. Ceramic tiled walls & floor.



**Kitchen/Breakfast Room 16' 3" x 9' 10" (4.96m x 3.0m)**

Professionally designed and fitted with a comprehensive range of cabinets to three walls. Set under one & half bowl sink with pillar mixer tap, base cabinets with drawers and lots of black sparkle Silestone quartz work tops with matching island breakfast bar. Two larger cupboards, one with internal slide out shelving. Built in oven & microwave, five ring ceramic hob & extractor hood. Built in fridge freezer. Matching floor tiling. Spot lights to ceiling.



**Utility room 8' 8" x 7' 5" (2.63m x 2.27m)**

Inset single drainer stainless steel sink top, base cupboards with work tops, wall cupboards. Plumbed for automatic washing machine. Floor tiled to match kitchen.



**First Floor Landing**

**Landing 9' 3" x 3' 7" (2.82m x 1.10m)**

Airing cupboard housing gas central heating boiler, pressurised hot water system.

**Bedroom 1 15' 5" x 11' 5" (4.71m x 3.48m)**

Professionally fitted furniture, 3 wardrobes, head board & bedside cabinets, dressing table drawers & mirror with inset TV. Built in double storage cupboard.



**En-suite 6' 3" x 5' 7" (1.9m x 1.7m)**

'L' shaped (approx). Beautiful tiling to walls and floor, glass door shower cubicle, wash basin and concealed flush wc. Spot lights to ceiling.

