



Independent Estate Agents

# Cardwells

Since 1982

cardwells.co.uk



## TURTON CLOSE, SEDDONS FARM, BURY, BL8 2EE

O/O £475,000

A contemporary home with an abundance of flexibility plus, in the grounds a separate annexe. Throughout the L.E.D. lit property, its high quality finish and ergonomic design becomes apparent within this large family home. The freehold sizeable landscaped plot occupies a quiet corner position within a select cul de sac. Viewing is absolutely essential to fully appreciate the true size, layout and position for which we most earnestly recommend.

The accommodation: Under the overhead glass canopy are black bespoke double doors offering access to the in-built porch.

The second set of doors lead into the large hallway which offers doors to all the ground floor living areas. Ground Floor the main living room the well-appointed kitchen-diner with access to a separate utility the guest w.c bed 1 - Double master (with 1 of 3 en suite) bed 4 - Double/second living room - garden views.

Bespoke wide stairs to the upper level

First Floor at the top of the stairs is an area which offers the flexibility of an open plan office or 5th bedroom. the fully equipped family bathroom bed 2 Double (with 1 of 3 en suite) bed 3 Double offering the spacious sleeping area, office and seating area

Outside offers large driveway parking.

A feature gate leads to a further secluded drive through to the double garage which has an electric/fob operated roller shutter door.

On the other side of the large corner plot you will find the Annexe, which offers en suite (1 of 3) a sink area a large living space which is currently divided into a lounge and gym, this building also has a independent phone line a burglar alarm and access to the side entrance gate and then front of house.

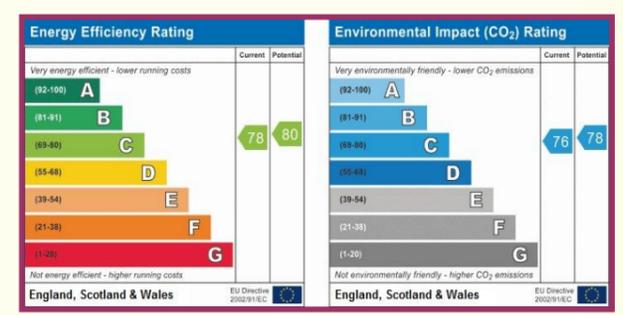
Annexe  
Approximate Floor Area  
321.41 sq. ft.  
(29.86 sq. m)

Ground Floor  
Approximate Floor Area  
1481.76 sq. ft.  
(137.88 sq. m)

First Floor  
Approximate Floor Area  
608.16 sq. ft.  
(56.50 sq. m)

TOTAL APPROX FLOOR AREA 224.54 SQ. M. (AREA 2411.33 SQ. FT)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibilities taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



EPC GRAPH

Cardwells can introduce you to independent financial advisors who have access to the whole mortgage market. Please ask for assistance

www.rightmove.co.uk

Independent Estate Agents

# Cardwells

Since 1982

www.cardwells.co.uk

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

**LETTINGS & MANAGEMENT**

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

Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, C W Pearson.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Canopy Porch:**

**Inner Vestibule:6' 0" x 4' 1 (1.83m x 1.24m)**

**Entrance Hall:19' 10" x 6' 11 (6.04m x 2.11m)**

**Inset ceiling down lighters, radiator, ceiling cornice, power sockets, smoke detector, cloaks cupboard.**



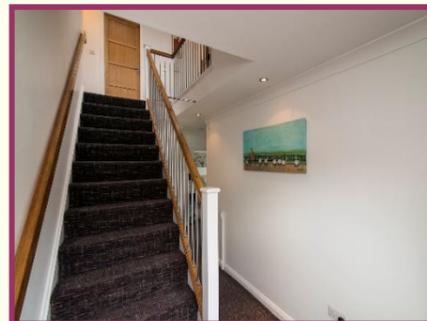
**Guest W.C:**

**Fully tiled walls with corner wall hung wash basin, low flush w.c, chrome towel radiator, extractor fan, inset ceiling down lighters.**



**Side Hall & Stairs:11' 11" x 6' 11 (3.63m x 2.11m)**

**Radiator, inset ceiling down lighters, staircase with feature chrome/wood spindled balustrade, window/door to the side opening onto drive.**



**Annexe:24' 0" x 20' 0 (7.31m x 6.09m)**

**Divided as main lounge/gym area, sink and separate shower room. Fully tiled floor, French doors and windows overlook the garden and towards the main property. Fitted with ample plug sockets, T.V point, alarmed. The shower room boasts a suite comprising: Enclosure with electric shower, low flush w,c, extractor fan, chrome towel radiator and large fitted storage cupboard with wall mounted illuminated mirror.**



**Price**

**O/O £475,000**

**Viewings**

**Viewings by appointment only via Cardwells Estate Agents Bury, on 0161 761 1215 or bury@cardwells.co.uk**

**Disclaimer**

**This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.**

**Lounge:14' 11" x 11' 7 (4.54m x 3.53m)**

**Window to front elevation, two additional side elevation windows, fireplace with marble style hearth, gas fire, inset ceiling down lighters, ceiling cornice, radiator, ample power sockets, TV socket, smoke detector, wall lights.**



**Lounge 2/Bedroom 4:14' 6" x 11' 8 (4.42m x 3.55m)**

**French doors to the rear and side elevations, leading to the rear garden patio area, overlooking the garden. Ceiling cornice, radiator, ample plug sockets, matching wall lights, smoke detector.**



**Master Bedroom :14' 5" x 11' 7 (4.39m x 3.53m)**

**Front and side elevation windows, radiator, ceiling cornice, TV mount and aerial point, smoke detector.**



**En-Suite 8' 8" x 5' 5" (2.64m x 1.65m)**

(including shower cubicle). Step in shower with 'opaque' style sliding door, electric and mains boiler showers, wash basin set in fitted vanity cupboard, low flush w.c, radiator, fully tiled, wall mirror with pelmet down lighters, inset ceiling down lighters, side elevation window, extractor fan.



**Kitchen Diner: 18' 11" x 12' 1" (5.76m x 3.68m)**

Individual 'bespoke' style kitchen comprehensively fitted with an excellent range of base and wall units, drawers, contrasting worktops, space and plumbing for appliances, glass/steel extractor hood above cooker, inset stainless steel one and half bowl sink. Inset ceiling down lighters, ceiling cornice, radiator, French doors to rear elevation, window to side elevation, complementary tiling, pelmet down lighting, quality flooring, smoke detector. Access door to utility room.



**Utility: 11' 0" x 5' 5 (3.35m x 1.65m)**

Matching kitchen base cupboards and worktops, inset stainless steel single drainer sink, space and plumbed for automatic washing machine and tumble dryer, side entrance door opening to secure driveway, opposite side elevation window. Quality flooring, personal door to the garage, complementary tiling. Gas central heating boiler.



### **First Floor Gallery Landing**

On the first floor landing is an area which offers the flexibility of an open plan office or 5th bedroom, with radiator, velux window and access to eaves storage.



### **Bedroom 2: 16' 7" x 9' 8 (5.05m x 2.94m)**

Front elevation window, radiator, ample plug sockets, T.V point, access to eaves storage, smoke detector.



**En Suite: 6' 7" x 5' 5 (2.01m x 1.65m)**

**Comprising: Corner 'Quadrant' style enclosure shower with mains boiler shower, low flush w.c and half pedestal wash basin. Fully tiled to complement, chrome towel radiator, velux window. Wall mirror with light fitted over, inset ceiling down lighters.**



**Bedroom 3: 16' 7" x 12' 1 (5.05m x 3.68m)**

**(Reducing to 9'10) Rear elevation window, radiator, access to the eaves storage spaces, ample plug sockets, T.V point.**



**Bathroom:: 8' 5" x 6' 7 (2.56m x 2.01m)**

**Suite comprising: Panelled bath with shower over, pedestal wash basin, low flush w.c, fully tiled to complement, radiator, velux window, inset ceiling down lighters. Fitted mirror with pelmet down lighting, extractor fan.**



**Garage & Parking:**

**The garage is link attached to the property and set back with access gained internally from the utility or externally via the driveway to the side with remote entrance door measuring internally 20 x 13'7. Vaulted style open ceiling for storage, fitted base unit, drawers and plumbed sink, side elevation window, power sockets, lighting, personal door opening to the rear garden.**