



FAMILY BATHROOM



BEDROOM TWO



WASH ROOM



STAIRS



LANDING



BEDROOM THREE



BEDROOM FOUR



SHOWER ROOM



SHOWER ROOM



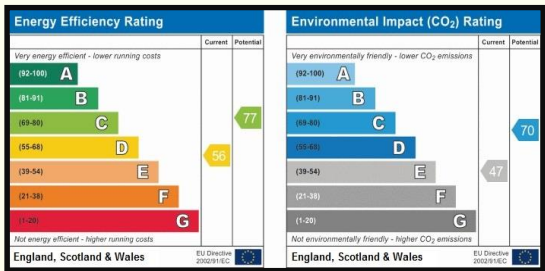
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MINDEN CLOSE, BURY  
BL8 2LH



- VIEWING EARNESTLY RECOMMENDED
- INDIVIDUAL DETACHED PROPERTY
- EXTENSIVE MATURE PLOT
- 4 DOUBLE BEDROOMS
- BATHROOM & SHW. ROOM
- 2 RECEPTIONS. CONSERVATORY
- WELL APPOINTED KITCHEN
- 2 UTILITY ROOMS



O/O £300,000

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This considerably extended family home offers outstanding accommodation with great versatility and stands in a large mature plot in the corner of a quiet and established cul de sac off Greenhill Road where properties seldom come onto the market well placed for local shops, amenities and some excellent schools. The property is sold with NO CHAIN and benefits from gas central heating, double glazing, driveway parking for 4/5 cars, garage space and extensive gardens. The accommodation comprises in summary: On the ground floor, PORCH, HALL, LIVING ROOM, DINING ROOM, CONSERVATORY, FITTED KITCHEN, UTILITY, INNER HALL WITH ACCESS TO THE MASTER BEDROOM, BEDROOM 2, FAMILY BATHROOM AND ADDITIONAL UTILITY/WASHING ROOM. First floor, SEPARATE STAIRS WITH STUDY AREA WHICH LEAD TO THE FIRST FLOOR LANDING AND ENTRY TO 2 FURTHER DOUBLE BEDROOMS AND A SHOWER ROOM. In order to appreciate all this property has to offer viewing is essential and can be arranged with our Bury office by appointment.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Porch** Storm porch with composite style door and double glazed windows.

**Entrance Hall** L-shaped hall open plan to the living room.

**living room** 14' 6" x 12' 5" (4.42m x 3.78m) Fireplace with living flame gas fire, front elevation window, ceiling cornice.

**kitchen** 12' 5" x 8' 10" (3.78m x 2.69m) Modern well appointed high gloss kitchen in white with a good range of wall and base cabinets/drawers and coordinating worktops with downlighters, integrated hob and oven, cooker hood, inset sink and drainer with mixer tap, space and plumbed for appliances, complementary wall tiling, front elevation window, doors onto the dining room, entrance door to the utility, radiator.

**Utility room 1** 6' 2" x 4' 1" (1.88m x 1.24m) Cupboards and worktop, front elevation entrance door.

**Dining Room** 10' 4" x 9' 1" (3.15m x 2.77m) Side elevation window with views over the gardens, radiator, sliding doors to the conservatory.

**Conservatory** 13' 9" x 9' 5" (4.19m x 2.87m) French doors opening to the garden, dwarf walling and window elevations, mounted electric heater, laminate flooring.

**Inner hall** Airing cupboard, access to the master bedroom, family bathroom, bedroom 2 and additional utility/washing room.

**Master bedroom** 12' 5" x 11' 1" (3.78m x 3.38m) Measurement plus doorway area of 5'1 x 4'11. Rear elevation window overlooking the garden, range of fitted furniture including wardrobes, drawer sets/dressing table and bedside units, radiator.

**Bedroom 2** 12' 0" x 11' 1" (3.65m x 3.38m) Rear elevation window overlooking the garden, radiator, door to utility/washing room.

**Utility/washing room** 11' 7" x 8' 6" (3.53m x 2.59m) Sink and drainer, plumbed and space for washing machine, rear elevation window, external door to the garden, personal door to garage space.

**Family Bathroom** 9' 8" x 5' 6" (2.94m x 1.68m) Highly appointed contemporary style bathroom with suite comprising; panelled bath with mixer tap/hand shower, quadrant style enclosure shower with chrome mixer tap unit supplying shower head, combination style vanity sink unit and wc with enclosed cistern, additional tall cabinet, complementary wall tiling, 2 chrome towel radiators, rear elevation window.

**Separate Stairs** The stairs are separate from the hall and include a study area beneath and front elevation window.

**First Floor Landing** Entry to 2 further double bedrooms and the shower room. Eaves storage cupboard, velux style roof window.

**Bedroom 3** 13' 10" x 12' 3" (4.21m x 3.73m) Side elevation window, velux style roof window, radiator, access to eaves storage space.

**Bedroom 4** 12' 4" x 12' 0" (3.76m x 3.65m) Side elevation window, velux style roof window, 2 radiators.

**Shower Room** 7' 4" x 8' 3" (2.23m x 2.51m) Highly appointed shower room having a step in shower with glass door and electric shower fully tiled, vanity sink unit with splashback tiling, wc with part tiled wall, rear elevation window.

**Externally** Tarmacadam driveway with space for 4/5 cars, garage storage, lawned front garden. Established main rear garden with two good size lawns, patio areas, borders and flowerbeds containing an assortment of mature plants and trees extending in width to around 90-100ft fenced to each side. Access to a further mature garden beyond which we are advised by the vendor is included in the sale and again has lawn, a fenced surround and pond. NB THE GARDENS ARE SIMPLY STUNNING AND PROVIDE A BEAUTIFUL SETTING.

O/O £300,000

**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.



**DINING ROOM**



**CONSERVATORY**



**UTILITY**



**BEDROOM ONE**



**CONSERVATORY**



**KITCHEN**



**BEDROOM ONE**



**FAMILY BATHROOM**

**Please note: all viewings are by appointment only through our Bury Office**