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18 SABDEN CLOSE
Bury, BL9 5LR
Offers Over £425,000

18 SABDEN CLOSE

Property at a glance

- FREEHOLD MODERN DETACHED FAMILY HOME
- SELECT CUL-DE-SAC LOCATION IN WALMERSLEY
- POSITIONED WITH OPEN VIEWS TO THE SOUTH ACROSS ADJACENT LAND
- FOUR GOOD SIZED BEDROOMS
- LOUNGE WITH WOOD BURNING STOVE
- SEPARATE DINING ROOM
- RECENT KITCHEN WITH QUARTZ COUNTERTOPS
- UTILITY AREA LEADING TO DOUBLE GARAGE
- RE ROOFED WITHIN LAST 3 YEARS PLUS REPLACEMENT GAS CONDENSING BOILER

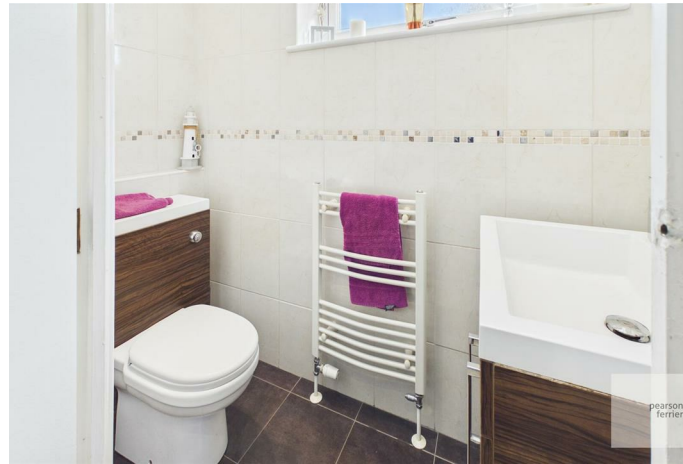
A very well presented modern FREEHOLD detached family home in a gorgeous cul-de-sac position overlooking open land to the south with fabulous uninterrupted views. Sabden Close is a very well regarded location with a range of detached houses and bungalows all presented to exacting standards. Bury town centre is only 1 mile away and the nearest motorway junction is around the same distance and yet open countryside is literally on the doorstep and there are walks immediately from the property down into Burrs Country Park.

The property has been re roofed within the last 3 years and the central heating boiler was replaced around the same time. There is upvc double glazing, the driveway has been re-laid with a concrete printed finish and this provides access to the integral double garage with remotely operated door.

Briefly the accommodation comprises: entrance hall with open plan return staircase to the first floor, guest cloakroom/w.c., lounge with wood burning stove, double doors onto dining room, recently fitted kitchen with quartz countertops and freestanding range style cooker, first floor landing, four generous bedrooms and a three piece shower room. To the outside there are gardens to three sides with a decked sun patio including summerhouse.

Tenure - Freehold
EPC Rating - tbc
Council Tax Banding - E







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Neutral	Potential
92 plus ⁽¹⁾ A			
81-91 B			
69-80 C			
55-68 D			
49-54 E			
35-48 F			
1-34 G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
Very environmentally friendly - lower CO ₂ emissions		Current	
Potential			
82 plus ⁽¹⁾ A			
61-81 B			
40-60 C			
20-39 D			
1-19 E			
1-19 F			
1-19 G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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