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22 SABDEN CLOSE  
Bury, BL9 5LR  
Offers Over £400,000

# 22 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 SPACIOUS BEDROOMS
- TWO RECEPTION ROOMS
- DOUBLE GARAGE & DRIVEWAY
- NO ONWARD CHAIN

Extended four bedroom, FREEHOLD detached property located in a quite cul-de-sac just off Walmersley Road. The property has open aspect southerly views 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. In brief the property comprises of; Entrance hall with built in storage and guest w.c off, spacious lounge, separate dining room and kitchen/diner. To the first floor are four good sized bedrooms (two with fitted wardrobes and stunning southerly views) and family bathroom. The property benefits from gardens to the front & rear, driveway leading to a double garage. The property is ideal for a growing family and is offered to the market with no onward chain.

Tenure - Freehold  
EPC - D  
Council Tax Band - E







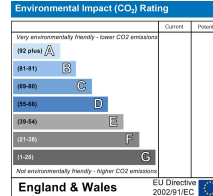
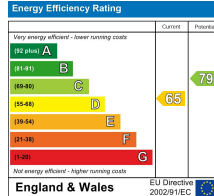
Approximate total area<sup>(1)</sup>  
145.7 m<sup>2</sup>  
Reduced headroom  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



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