pearson ferrier®

10 CALDERWOOD CLOSE

Bury, BL8 3LE

Offers In The Region Of £375,000

10 CALDERWOOD CLOSE

Property at a glance

- MODERN DETACHED
- TOTTINGTON VILLAGE
- THREE BEDROOMS (main bedroom en-suite)
- LOUNGE & OPEN PLAN KITCHEN/DINER
- CUL-DE-SAC
- AMPLE OFF ROAD PARKING

An immaculately presented three bedroom detached property property located in a cul-de-sac in the ever popular village of Tottington. The location offers excellent access to Bury town centre, walking distance to the village centre with all its shops, amenities, primary & secondary schools yet with local countryside and the Kirklees Nature trail being on your doorstep. The property is perfect for a growing family and briefly comprises of: lounge with bi-fold doors opening into the garden, guest w.c and kitchen opening into a stunning dining room. To the first floor is a landing, three bedrooms (main bedroom with en-suite and fitted wardrobes) and contemporary family shower room. The property benefits from a block paved driveway for numerous cars and garden to the rear and side.

Tenure - Freehold
Council Tax Banding - D
Energy Performance Rating - tbc

Floor 0

Floor 1

Approximate total area(1)

86.3 m²

(1) Excluding balconies and terraces

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

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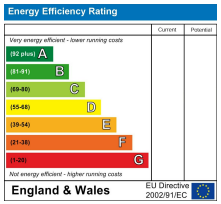

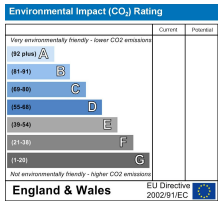

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