



## Northleach Close

Bury, BL8 1QD

Offers around £380,000



Sit on a large plot at the end of a quiet cul-de-sac in the well-established area of Elton, this extended detached property is deceptively spacious and is an excellent choice for family life, with sought-after schools and plentiful amenities nearby. A brief overview of the accommodation includes an entrance hall, lounge, family room/dining room, kitchen, conservatory, downstairs WC, four bedrooms and a family bathroom. Externally the property features a large drive, detached garage, and a private suntrap garden to the rear.



## First Impressions

The property is well-presented throughout with an abundance of large windows that ensure a bright and airy ambience which complements the contemporary, neutral décor. The current owner has invested in several cosmetic upgrades over recent years meaning you can simply move in, unpack and enjoy. Boasting three good sized reception rooms, there's plenty of space to satisfy the demands of modern family life. Since the property has an open green space and no neighbours to the rear, it's very private too!

## Living Space

The house welcomes you inside to an entrance hallway which features a stylish oak and glass staircase and a practical understairs storage cupboard, as well as a downstairs WC. To the right of the hall is the lounge which due to its generous size allows ample space for it to be used as a home working space too! The design of this room is unique which gives a touch of character, featuring a nook with media wall and log burner with stone tiled surrounds.

The family room/dining room and conservatory are both situated to the rear and benefit from a lovely outlook onto the secluded back garden. These rooms provide versatility for family living. The family room is currently used as a large dining room, but again due to its spacious size could perhaps be multifunctional too, with ample space for a home working area or small sofa. The current owners use the conservatory as an extra lounge and TV room plus space for exercise equipment. If you have little ones or teenagers, it could also be a playroom or games room to keep the toys and other bits and bobs tidy and out the way of the other reception rooms.

The kitchen benefits from underfloor heating and a sleek modern design with a comprehensive range of storage and integrated appliances, including a dishwasher, sink with drainer and flexi mixer tap, washing machine, range-style cooker with five-ring hob, two ovens, grill and warming drawer. There's also an allocated spot for a large, freestanding American-style fridge-freezer.

## Bedrooms & Bathrooms

On the first floor a spacious central landing connects the four bedrooms and family bathroom. The bathroom has contemporary fully tiled walls and is well-presented with a three-piece suite comprising a bath with shower and rainfall head, wall-mounted vanity basin with integral storage, and WC. Within the bathroom is also a chrome heated towel rail and matching storage unit.

The master bedroom is a good-sized double which features a spacious balcony that has a pleasant outlook over the green space and cricket club to the rear. Similar to the rooms at the rear downstairs, the master is flooded with natural light due to its south facing orientation with nobody overlooking at the rear. Like the master the three other bedrooms are all well-presented, and the second bedroom is also a good-sized double.

Adding to the practicality of this home is also a large storage cupboard on the landing.

## Outside Space

As well as the large drive at the front and side of the house which is large enough to accommodate up to four cars, the back garden gets uninterrupted sun all day and gives a generous amount of space for the whole family, featuring two spacious lawns and a decking area with summerhouse. The detached garage is situated at the end of the drive at the side of the house, giving a good amount of external storage space.

## Location

With easy access to central Bury and a range of good schools, while benefitting from a quiet cul-de-sac lifestyle, this home is ideally suited to a growing family. A large range of amenities are just a short drive away in Bury town centre, from large supermarkets to restaurants, retail parks, leisure and entertainment facilities, in addition to transport links including East Lancashire Railway Station and the Metrolink which offers direct routes into Manchester, plus junction 2 of the M66 offers easy access to the national motorway network.

Elton High School is in walking distance. Bury Grammar School and Holy Cross College are nearby too. For the cricket fans, Elton Cricket Club is just beyond the back garden, with views of the pitch from the balcony! Elton Sports Club is just around the corner as well, and Elton Brook is on your doorstep – a handy spot for walking the dog.

## Specifics

The tax band is D.

The tenure is leasehold with a ground rent of £25 per annum.

The term of the lease is 900 years from May 1st 1972.

The loft is insulated, boarded and carpeted with a ladder and lighting.

There is gas central heating with a Vaillant combi boiler in the loft which has been regularly serviced.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Claves.

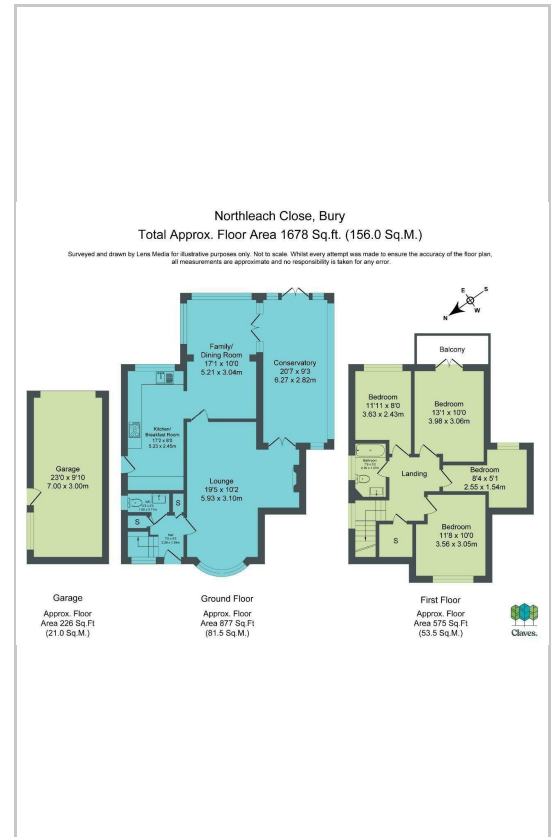
Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.

t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk

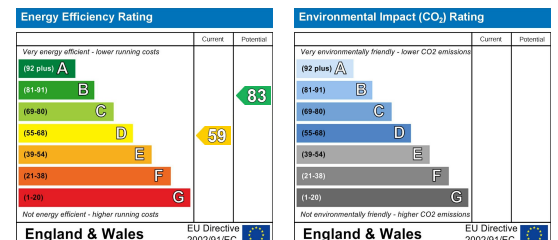
## Area Map



## Floor Plans



## Energy Efficiency Graph



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