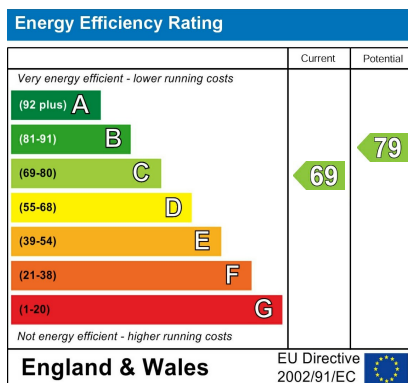


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



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.



## Cartmel Close, Bury, BL9 8JA

### Offers Over £400,000

A WONDERFUL FOUR-BED FAMILY HOME

Welcome to Cartmel Close, Bury - a delightful detached house perfect for a growing family seeking ample space and comfort. This charming property boasts three reception rooms, ideal for entertaining guests or simply relaxing with loved ones. With four bedrooms, there is plenty of room for everyone to enjoy their own space and privacy.

The house features a well-maintained bathroom, ensuring convenience for the whole family. The beautiful garden is a serene oasis, perfect for outdoor gatherings or simply unwinding after a long day. Additionally, the property offers off-road parking and a large garage, providing ample space for vehicles and storage.

One of the standout features of this home is its excellent flow, creating a seamless and harmonious living environment. Whether you're hosting a dinner party in one of the spacious reception rooms or enjoying a peaceful moment in the garden, this property offers a perfect blend of comfort and functionality.

Don't miss the opportunity to make this lovely house in Cartmel Close your new home - a place where cherished memories are waiting to be made.



# Cartmel Close, Bury, BL9 8JA

## Offers Over £400,000

**4****1****3****C**

- An Exceptional Detached Property
  - Beautifully Presented
  - Off Road Parking
  - EPC Rating C
- Four Bedrooms
  - Sought After Location
  - Council Tax Band E
- No Chain Delay
  - Perfect Family Home
  - Freehold

### Ground Floor

#### Entrance

UPVC double glazed frosted door to the entrance porch.

#### Entrance Porch

7'10 x 2'5 (2.39m x 0.74m)

UPVC double glazed windows, UPVC double glazed frosted door to the hallway.

#### Hallway

14'1 x 7'10 (4.29m x 2.39m)

UPVC double glazed frosted window, central heating radiator, spotlights, smoke alarm, doors to two reception rooms, kitchen and staircase to the first floor.

#### Reception Room One

12'6 x 9'10 (3.81m x 3.00m)

UPVC double glazed window, central heating radiator, coving, spotlights, single glazed frosted double doors to reception room two.

#### Reception Room Two

15'9 x 12'6 (4.80m x 3.81m)

Two UPVC double glazed windows, central heating radiator, coving, spotlights, television point, UPVC double glazed French doors out to the rear.

#### Kitchen

11'6 x 7'10 (3.51m x 2.39m)

UPVC double glazed window, spotlights, a range of cream wall and base units, wood effect surface, tiled splash backs, composite sink and drainer with mixer tap, integrated electric double oven with a four ring induction hob and extractor hood, integrated fridge freezer and dishwasher, under unit lights, tiled flooring and open to the dining room.

#### Dining Room

13'9 x 8'2 (4.19m x 2.49m)

Central heating radiator, spotlights, a range of cream base units, integrated microwave, tiled flooring, UPVC double glazed frosted door to the rear, door to the WC.

#### WC/Utility Room

8'2 x 4'11 (2.49m x 1.50m)

UPVC double glazed frosted window, central heating radiator, a two piece suite comprising of a low basin WC, pedestal wash basin with traditional taps, tiled elevations, plumbing for washing machine and dryer, tiled flooring.

### First Floor

#### Landing

11'5 x 7'10 (3.48m x 2.39m)

Loft access, spotlights, storage cupboard, doors to four bedrooms and bathroom.

#### Bedroom One

13'1 x 12'6 (3.99m x 3.81m)

UPVC double glazed window, central heating radiator, ceiling fan, fitted wardrobes.

#### Bedroom Two

12'6 x 12'6 (3.81m x 3.81m)

UPVC double glazed window, central heating radiator, ceiling fan, fitted wardrobes.

#### Bedroom Three

18'3 x 8'2 (5.56m x 2.49m)

UPVC double glazed window, central heating radiator, storage cupboard.

#### Bedroom Four

11'5 x 7'10 (3.48m x 2.39m)

UPVC double glazed window, central heating radiator.

#### Bathroom

7'10 x 7'4 (2.39m x 2.24m)

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising a dual flush WC, vanity top wash basin with mixer tap, panelled bath with a mixer tap and direct feed shower, tiled elevations, spotlights, PVC panelling to the ceiling, tiled flooring.

### External

#### Front

Laid to lawn garden with bedding areas, concrete resin driveway and access to the garage.

#### Garage

18'1 x 8'2 (5.51m x 2.49m)

Power, lighting and an up and over garage door.

#### Rear

Laid to lawn garden with paving, bedding and mature shrubs.



Tel: 01617510340

www.keenans-estateagents.co.uk