



**MILE LANE, BURY, BL8 2JE**



- Detached Bungalow
- Extended to Rear
- Two Shower Rooms
- Modern Interior
- Garage
- Driveway
- Generous Corner Plot
- Early Viewing Advised



**£425,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this extended two bedroom detached bungalow. Situated on the sought after Seddons Farm Estate this beautiful home is close to local amenities, transport links and just a short drive to Bury Town centre. Occupying a generous corner plot this superb bungalow comprises of; entrance hallway, lounge, extended dining kitchen, two double bedrooms and two shower rooms. Boasting a newly fitted roof and extension, this thoughtfully extended bungalow offers a modern, warm and contemporary feel with an entertaining kitchen space. Externally this imposing home boasts stunning gardens to the front, side and rear with a driveway leading to a garage with up and over door and a second driveway to the side. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hallway** Ceiling light point. Radiator. Loft access. Two storage cupboards.

**Lounge** 15' 9" x 10' 8" (4.80m x 3.25m) UPVC double glazed window to the front aspect. Radiator. Ceiling light point.

**Extended Kitchen-Diner** 22' 0" x 15' 7" (6.70m x 4.75m) A fantastic space for entertaining, a modern fitted kitchen with wall and base units. Belfast sink, integrated fridge freezer, washing machine, dishwasher, electric double oven, gas hob and extractor hood. Tiled flooring, spotlighting. Two ceiling light points. Two radiators. Wood burning stove. UPVC double glazed patio doors to rear aspect. Two Velux skylight windows.

**Bedroom 1** 16' 0" x 10' 4" (4.87m x 3.15m) UPVC double glazed window to front aspect. Radiator. Fitted wardrobes.

**Bedroom 2** 12' 2" x 8' 9" (3.71m x 2.66m) UPVC double glazed window to rear aspect. Radiator.

**En-suite** 8' 4" x 8' 6" (2.54m x 2.59m) UPVC double glazed window to rear aspect. Shower cubicle with overhead thermostatic rainfall shower. Low flush wc. Wash hand basin with storage underneath. Radiator. Ceiling light point. Storage cupboards. Floor and partial wall tiling.

**Bathroom** 6' 0" x 5' 2" (1.83m x 1.57m) UPVC double glazed window to rear aspect. Shower cubicle with thermostatic shower overhead. Low flush wc. Pedestal wash hand basin. Radiator. Spotlighting. Wall and floor tiling.

**Externally** to the front a generous driveway leading to a garage with up and over door. Laid to lawn garden to the front and side leading to a second driveway. To the rear a stunning landscaped rear garden with patio area, laid to lawn garden and planted borders with mature plants and trees, leading to a further patio and free standing shed.

**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD. We encourage all interested parties to seek clarification of this from their solicitor.

**Council Tax** The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is C rated which is at an approximate annual cost of £2,146 (at the time of writing).

**Flood Risk** Cardwells Estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having a "very low" risk of flooding.

**Disclaimer** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). "Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd"

