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HOMES LIMITED

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GROSS INTERNAL AREA
TOTAL: 108 m²/1,163 sq.ft
FLOOR 1: 55 m²/597 sq.ft, FLOOR 2: 53 m²/566 sq.ft
EXCLUDED AREAS: GARAGE: 14 m²/145 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

From our central Ramsbottom office head south on Bolton St/A676 towards Smithy St and turn left onto Longsight Rd/B6214 and continue to follow B6214. Turn left onto Springside View and then right onto Rudgwick Dr, next turn right onto Arundel Cl.



2 Arundel Close

, Bury, BL8 1YB

Price guide £340,000



- Extended Four Bedroom Detached House
- Well Presented & Recently Refurbished Throughout
- Sold With No Chain
- Well Proportioned Gardens To Front & Rear
- Set In A Quiet, Cul De Sac Location
- Modern Fitted Kitchen & Family Bathroom
- Garage & Driveway Parking For Two Vehicles
- A Must See!!! To Appreciate Size, Finish & Location

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.

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2 Arundel Close , Bury, BL8 1YB

****WELL PRESENTED FOUR BEDROOM DETACHED PROPERTY**SET IN A CUL DE SAC LOCATION, IN A WELL SOUGHT AFTER & DESIRABLE AREA**Discover this delightful detached property on a quiet cul de sac in the highly sort after area of Brandlesholme. Boasting four bedrooms, large open lounge and dining area, this home is perfect for modern family living. The front and rear gardens are well maintained and low maintenance with ample driveway parking and additional garage space.**

Charles Louis Homes proudly presents this well-maintained detached gem, nestled on a well established estate, close to countryside walks and parks, while being conveniently close to excellent local schools.

Stepping into the inviting hallway with access to the open plan lounge and dining room, kitchen and an additional living room. Ascend the staircase in the hallway to the first floor, where we are greeted with a master bedroom, and a further three bedrooms, a family bathroom and access to the loft space is also contained here. Enjoy the comforts of gas central heating and double-glazed windows throughout the property.

Outside, the beautifully tended gardens at both the front and rear enhance the property's curb appeal and offer outstanding outdoor relaxation spaces.

A viewing is highly recommended to fully grasp the allure, prime location, and generous dimensions of this property.

Porch and Hallway

4'2 x 3'7, 5'2 x 11'6 (1.27m x 1.09m, 1.57m x 3.51m)

uPVC entrance door opening into the hallway via an additional glass panelled internal door. access to the lounge and kitchen, and stairs ascending to the first floor.

Lounge

11'0 x 13'0 (3.35m x 3.96m)

With a front facing uPVC double glazed bay window, central ceiling light, radiator and power points



Dining Room

8'6 x 12'0 (2.59m x 3.66m)

With a rear facing uPVC double glazed window central ceiling light, radiator and power points.



Kitchen

7'8 x 11'8 (2.34m x 3.56m)

Wood effect vinyl flooring, fitted with a range of wall and base units with a contrasting work top, 1 1/2 sink and drainer with a mixer tap, space for oven and extractor fan, plumbing for a dishwasher and washing machine, space for a fridge freezer, central ceiling light



Living Room

8'10 x 19'5 (2.69m x 5.92m)

With a rear facing uPVC double glazed bay window, double uPVC sliding doors leading to the rear garden, additional uPVC door leading to the side of the property, central ceiling lights, radiator and power points



First Floor Landing

7'1 x 9'1 (2.16m x 2.77m)

With a side facing uPVC double glazed window and loft access.

Master Bedroom

8'4 x 19'5 (2.54m x 5.92m)

Front and side facing uPVC double glazed windows, radiator, power points and a central ceiling light.



Bedroom Two

9'3 x 13'7 (2.82m x 4.14m)

Front facing uPVC double glazed window, radiator, power points and central ceiling light



Bedroom Three

9'6 x 9'7 (2.90m x 2.92m)

Rear facing uPVC double glazed window, radiator, power points and central ceiling light



Bedroom Four

6'10 x 8'4 (2.08m x 2.54m)

Front facing uPVC double glazed window, storage cupboard, radiator, power points and central ceiling light



Family Bathroom

7'3 x 5'3 (2.21m x 1.60m)

Fully tiled, radiator, three piece bathroom suite comprising of a p-shaped panel enclosed bath and screen, low flush WC and a hand wash basin with pedestal.



Garage

8'4 x 17'6 (2.54m x 5.33m)

Up and over garage door, access also via the uPVC side door access

Rear Garden

An enclosed private garden with lawn.

Front Garden/ Driveway

Driveway for 2 vehicles, footpath to the front door and lawned area

Tenure - Lease hold

Council Tax - Bury Band E