



## 4 Alder Close, Bury

Offers in the region of £260,000

This modern semi detached house was extended in 2013 and in our opinion it now offers contemporary open plan living/entertaining space to the ground floor. It is situated on a small and quiet cul de sac within walking distance to the famous Bury market and town centre. The accommodation is arranged over two floors and briefly comprises; entrance hall, cloakroom/WC, lounge with contemporary remote-controlled fire, impressive fully fitted kitchen with integrated appliances, breakfast island and bi-folding doors to the rear garden, the first floor has three bedrooms two of which have fitted furniture (two double, one single) and a three-piece wet room. Outside there is a small garden area to the front, off road parking for two cars and an easy to maintain garden to the rear. Benefits include PVC double-glazed windows and gas central heating. Viewing is strongly recommended. The location is well placed for major transport links making it easy to commute into Manchester and across the Northwest. Highly regarded schools are also within walking distance.





# 4 Alder Close, Bury

## HALLWAY

PVC double-glazed window, radiator, 'Carndean' flooring

## CLOAKROOM/WC

PVC double-glazed window, radiator, pedestal wash hand basin, low level WC, 'Carndean' flooring

## LOUNGE

15' 4" x 9' 10" (4.680m x 3.0m) PVC double-glazed window, radiator, feature modern fireplace with LED mood lighting, 'Carndean' flooring

## OPEN PLAN BREAKFAST KITCHEN DINING/LIVING SPACE

19' 2" x 14' 1" (5.850m x 4.30m) Fitted wall and floor units including drawers, 'Neff' integrated oven, "Neff" integrated microwave-oven, large breakfast island, 'Neff' induction hob, 'Neff' glass and brushed steel extractor hood, integrated dishwasher, plumbed for automatic washing machine, two vertical radiators, spotlighting, television wall mount points, concealed gas fired central heating boiler unit, space for American style fridge-freezer, PVC double-glazed bi-folding doors (to rear garden)



## FIRST FLOOR

Landing, PVC double-glazed window



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
  
Band C  
Bury Metropolitan Borough Council  
TBC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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### BEDROOM 1

14' 9" x 8' 3" (4.500m x 2.520m) PVC double-glazed window, radiator



### BEDROOM 2

9' 6" x 8' 4" (2.900m x 2.560m) PVC double-glazed window, radiator, fitted furniture



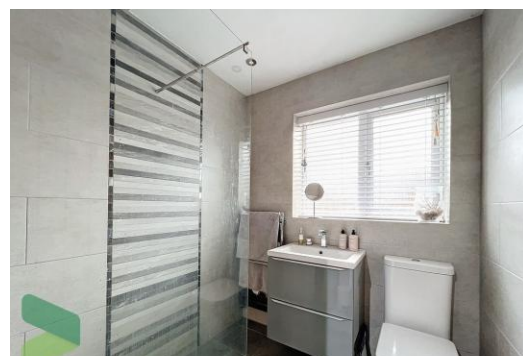
### BEDROOM 3

9' 6" x 6' 2" (2.920m x 1.880m) PVC double-glazed window, radiator, generous range of fitted furniture including bed base



### RECENTLY FITTED WET ROOM

6' 0" x 5' 11" (1.850m x 1.820 m). PVC double-glazed window, radiator, heated towel rail, vanity wash hand basin with storage below, shower, low level WC, fully tiled elevations and floor



### OUTSIDE

Easy to maintain gardens to the front and rear, the latter is privately enclosed and has astroturf, flowerbeds, concrete print patio and paths. In addition there is a driveway to the side providing off road parking for two cars.



Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. [darwen@proctorsestateagents.co.uk](mailto:darwen@proctorsestateagents.co.uk)

Web. [proctorsestateagents.co.uk](http://proctorsestateagents.co.uk)

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### PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



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