

1 Anderton Close, Bury

Bury

£469,999



## 1 Anderton Close

Bury, Bury

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

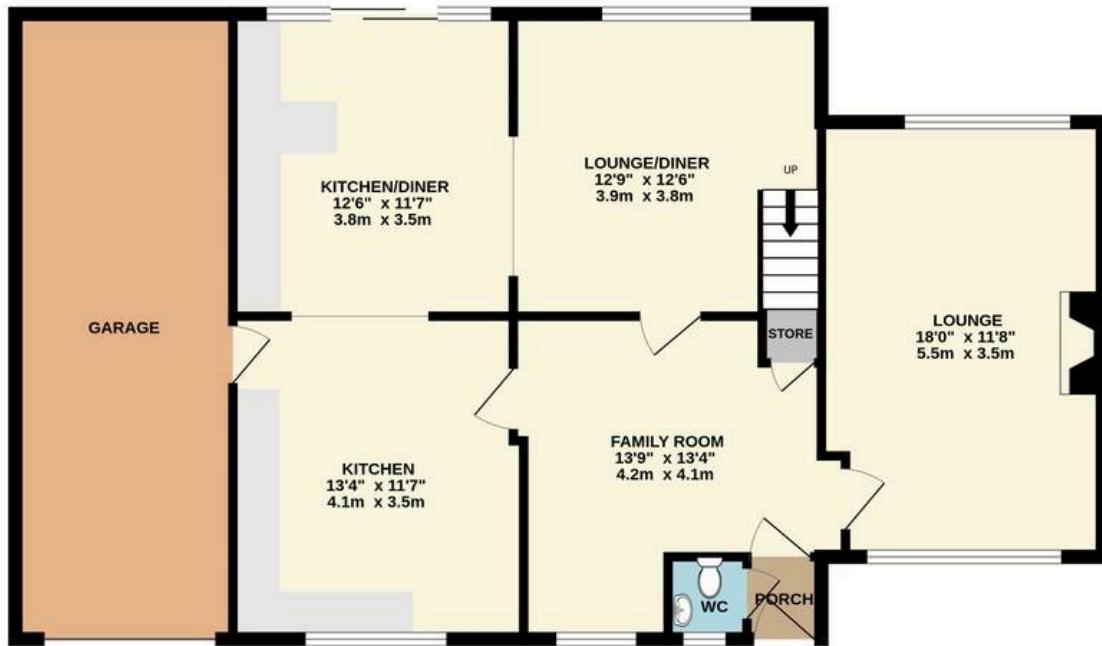
EPC Environmental Impact Rating: E

- Beautifully presented three-bedroom extended link-detached home on a generous corner plot with scope for upper floor extension STTP
- Stunning dual-aspect kitchen-diner. The true heart of the home featuring fitted appliances, underfloor heating, garden facing sliding doors and generous space perfect for everyday living
- Three versatile reception spaces, including a bright through-lounge/family room with dual-aspect windows. Dedicated dining room, with fitted desk, offering flexibility for at home office working
- Three well-proportioned bedrooms, all with substantial fitted wardrobes. Master & second bedroom are newly fitted robes with sensor lighting
- Spacious family bathroom, master en-suite, and a convenient downstairs WC, perfectly suited to growing families
- Attractive rear garden with lawn, patio and professionally installed land drains creating a practical and low-maintenance outdoor space
- Excellent parking attribute with a integral garage with electric door and a wide driveway for two cars
- Situated on the ever-popular Seddons Farm estate, just a stone's throw from Greenhill

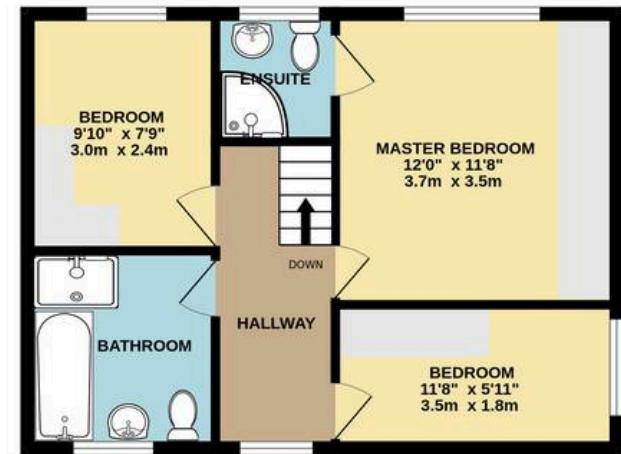


**Harrison.**  
Est 1987

GROUND FLOOR  
1064 sq.ft. (98.8 sq.m.) approx.



1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 1502 sq.ft. (139.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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