



14 Hambleton Close, Bury

Bury

£399,950



## 14 Hambleton Close

Bury, Bury

Detached three-bedroom bungalow on a large corner plot in Seddons Farm, with wrap-around gardens, garage, carport, and driveway. Scope to extend (STPP). Near schools, shops, and transport links.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Attractive three-bedroom detached bungalow set on a generous corner plot with extensive parking and clear scope for future development
- Practical entrance porch with fitted storage leading into a bright L-shaped lounge and dining area with a feature bay window
- Well-planned kitchen offering ample worktop space, good storage and direct access to the wrap-around gardens and carport
- Three well-sized bedrooms including master bedroom with fitted wardrobes, en-suite bathroom and private sun room
- Expansive private gardens wrapping around three sides of the property, with lawn, patio areas, a carport, garage and driveway parking for up to four cars
- Situated in the ever-popular Seddons Farm area, known for its friendly community feel and strong appeal to growing families
- Well placed for local shops, bus routes, commuter links and highly regarded schools, making it a convenient and sought-after





GROUND FLOOR  
1357 sq.ft. (126.1 sq.m.) approx.



TOTAL FLOOR AREA: 1357 sq.ft. (126.1 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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## HARRISON ESTATE AGENTS

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