



1 Rothbury Close

Seddons Farm, Bury



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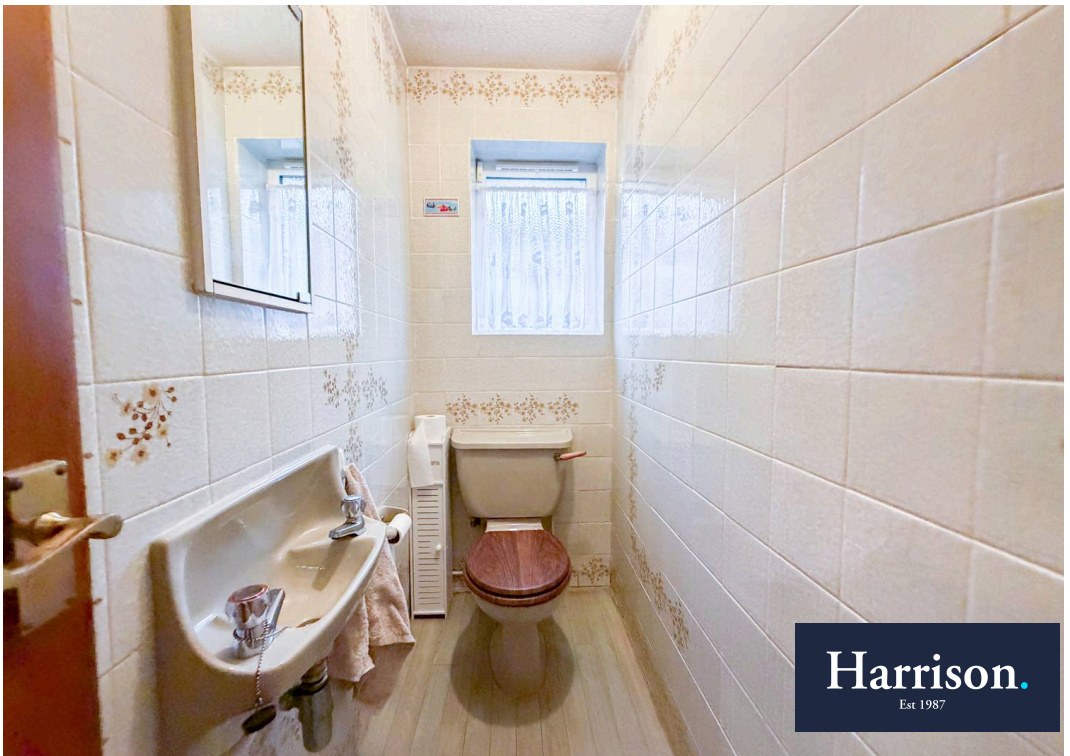
NO ONWARD CHAIN - Immaculate three-bed bungalow on a corner plot in Seddons Farm. Spacious layout, landscaped gardens, garage, driveway, great schools, transport links, and local amenities nearby.

Council Tax band: D

Tenure: Freehold

- Freehold, chain-free three-bedroom true bungalow on a generous corner plot in Seddons Farm
- Porch, hallway with storage, open-plan lounge/diner, large kitchen & utility extension
- 3 double bedrooms + shower room & w/c
- Landscaped corner-plot garden with level lawns, gravelled yard, patio & sizeable front garden
- Large driveway & garage for secure parking, storage or workshop
- Well-regarded primary and secondary schools across Seddons Farm, Walshaw and Bury
- Straightforward access to Bury, Bolton & Manchester via roads & public transport
- Shops, medical services, cafés and everyday conveniences close by
- Attractive countryside walks sit moments away
- Popular neighbourhood known for tidy streets, friendly atmosphere and long-standing community feel









GROUND FLOOR
1283 sq.ft. (119.2 sq.m.) approx.



TOTAL FLOOR AREA : 1283 sq.ft. (119.2 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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