hyde
Estate & Letting Agents

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32 Hardys Close, Radcliffe
Bury M26 2TN

Offers Over £350,000

Hyde Estates are delighted to offer this detached, four bedroom family home for sale. Built by Bellway 'The Oakwood' design includes an attached garage, guest wc, lounge, spacious diner/kitchen and utility room to the ground floor, whilst the first floor boasts an ensuite main bedroom and three further bedrooms serviced by the family bathroom.

This modern build property (circa 2015) is well presented throughout and benefits from gardens to the front and rear including a double driveway providing ample off street parking and an attached garage which can be utilised to suit.

Situated on a quiet cul de sac with open aspect views to the front, ideally situated off Dumers Lane, with excellent links to both Bury and Manchester City Centre. An early viewing is highly recommended.







Accommodation

Briefly comprising; entrance hall with stairs to the first floor and access to the garage, tiled flooring continues into the guest wc which has tiled splashbacks, a frosted window and a modern white suite of; wc and washbasin. The lounge includes a media wall complete with electric fire, laminate flooring and double doors opening to the diner/kitchen. The kitchen is fitted with a range of gloss fronted wall and base units with contrasting worktops and inset 1.5 sink unit with mixer tap. Integral five ring gas hob with extractor hood, eye level electric oven and integrated fridge/freezer and dishwasher. Space for family sized dining suite, understairs store cupboard and French doors to the rear garden. Seperate utility room matching the kitchen with gloss fronted units and tiled flooring. Inset 1.5 sink with mixer tap, space for washing machine and seperate dryer. External side door. From the first floor landing are four bedrooms, three of which are double rooms. The main bedroom has fitted robes and features an ensuite shower room with modern three piece white suite of; wc washbasin and shower cubicle with mains operated shower. Tiled flooring, splashbacks and frosted window. The second bedroom also includes fitted wardrobes and a built in store cupboard whilst the third bedroom is a comfortable rear facing double. Single rear facing fouth bedroom. The family bathroom is to the same specification as the ensuite shower room and includes a three piece suite of ; wc, washbasin and bath with overhead mains operated shower.

Room Measurements

Lounge: 11’ x 14’1"
Kitchen Diner: 22’10" x 9’6”
Utility Room: 7’8" x 5’9”
Bedroom 1: 13’3" x 11’1”
Ensuite: 6’8” x 6’8"
Bedroom 2: 13’1’’ x 7’11”
Bedroom 3: 10’9" x 7’6"
Bedroom 4: 10’9" x 7’5" at extremes
Bathroom: 7'3” x 7’2”

Garage

Integral garage with up and over garage door and electrical power. Offers development potential, currently used for additional storage. Can be accessed from the hallway.

Gardens & Parking

The property is approached via a double driveway providing ample off street parking with a front lawn providing some greenery. Gated side access to the rear garden which includes a paved patio and lawn, with fenced borders.

Additional Information

Built by bellway the property is an excellent example of their 'The Oakwood' design. Benefits gas condensing boiler and uPVC double glazed windows. Drop down ladder from the first floor landing to a fully boarded loft, ideal for storage.

Tenure

We understand from the Vendor that the property is Leasehold subject to a 150 year lease which commenced in August 2013.

Council Tax

Bury Council, Band D.

Fixtures & Fittings

Carpets, curtains, and light fittings available by negotiation. We have not tested any appliances or electrical items.

Viewings

All viewings to be arranged via Hyde Estates and Letting Agents 0161 773 4583

Disclaimer

The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property’s condition and suitability for their specific requirements.













