



Alder Close
Bury

Miller Metcalfe
Every step of the way

Alder Close

Bury

Semi Detached  3  1 EPC Rating - To be confirmed

Well appointed and beautifully presented three bedroom semi-detached property located in a hugely popular and family friendly location. The property, which sits on an impressive plot with parking, well-kept gardens and a conservatory has got so much going for it and will feel like home the moment you arrive!

Step inside to discover a wonderful family home that flows with neutral and elegant decor that is ready to be enjoyed from day one. We think the property would make a perfect purchase for a growing family looking to settle into something that can be enjoyed for many years.

Alder Close is a quiet and well regarded residential cul-de-sac of modern properties located just off Bolton Road in Bury. There's an abundance of amenities on the doorstep and for those that need to commute and travel, there's strong links to Bolton, Bury, Manchester and beyond.

Accommodation comprises of; entrance door leading to a welcoming hallway with doors leading to a cloakroom and a bright and airy lounge. Adjacent is a well kept kitchen area with a combination of base and eye level fitted units which flows into an elegant conservatory area.

Take the stairs to the first floor and you'll find two double bedrooms, a single bedroom and a family bathroom suite.

SATELLITE / FIBRE TV AVAILABILITY
BT
Sky

TENURE
Freehold

LOCAL AUTHORITY
Bury Council
Band C
Annual Price: £2034

MOBILE COVERAGE
Vodafone
Three
O2

BROADBAND
Basic 14 Mbps
Superfast 80 Mbps
Ultrafast 1000 Mbps





Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.