



16 Ribbleton Close

Seddons Farm, Bury

Offers Over **£410,000**



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Seddons Farm, Bury

Spacious 3 double bed home on a large corner plot with modern kitchen, 2 receptions, garage, south-facing gardens, and ample parking.

Sought-after Seddons Farm location near schools and amenities.

Council Tax band:

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- FREEHOLD – Extended and spacious three-bedroom detached home set on an impressive corner plot with dual reception rooms and a bright, versatile layout
- Entrance porch and hallway leading into a generous front lounge and a rear dining/family room ideal for modern day living
- Contemporary fitted kitchen with quality appliances, complemented by a practical ground-floor W/C and garage storage
- Three well-proportioned first floor bedrooms alongside a spacious family shower room with a clean, updated finish
- Wrap-around gardens enjoying a true south-facing aspect, thoughtfully landscaped with mature hedging for privacy and all-day sun
- Long driveway and attached garage providing excellent parking capacity and secure storage options
- Seddons Farm location known for its friendly community feel, excellent local amenities and strong connectivity to Bury, Bolton and wider commuter routes
- Highly regarded local schools and nearby shops, parks and medical services make this a





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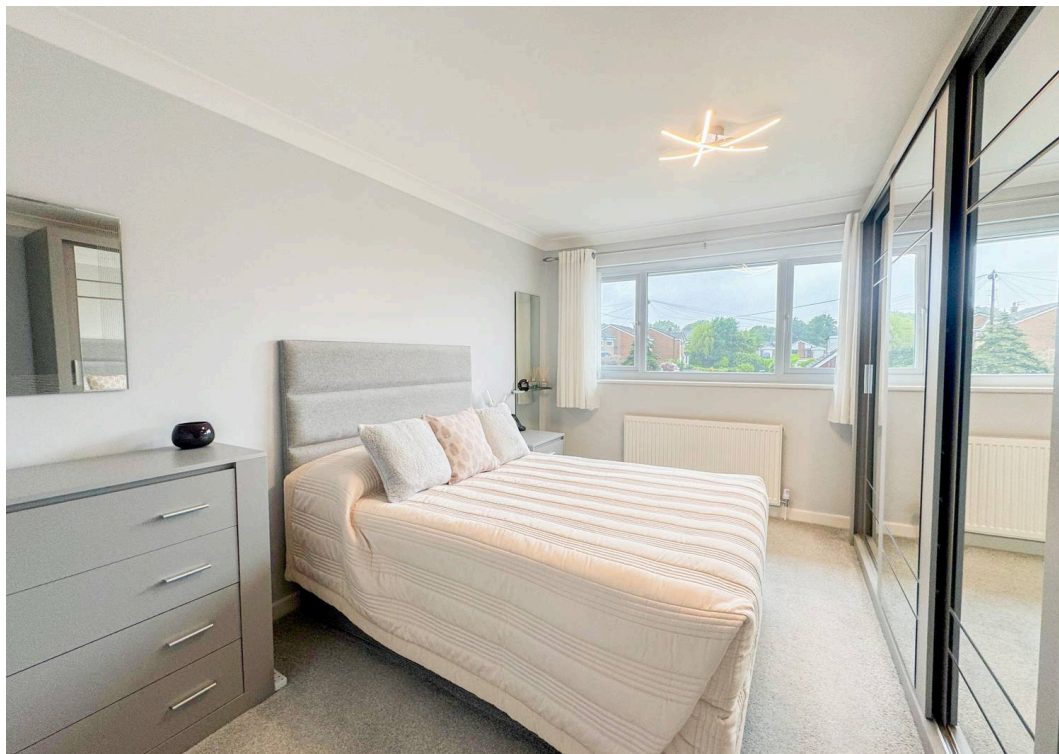
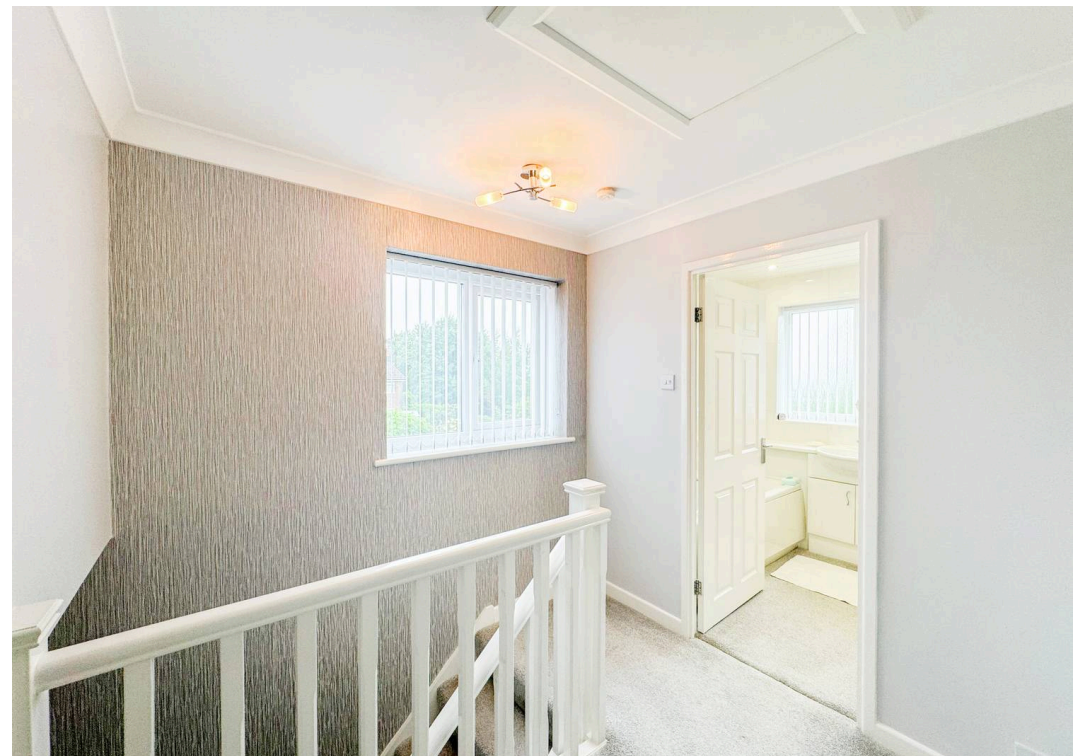
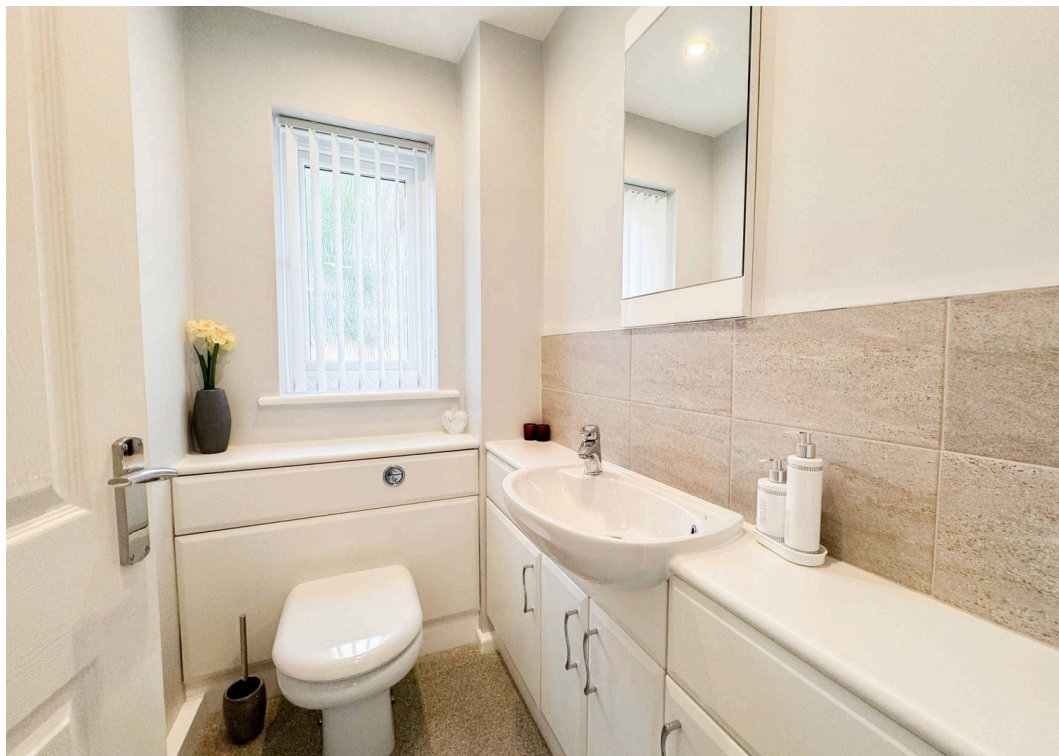
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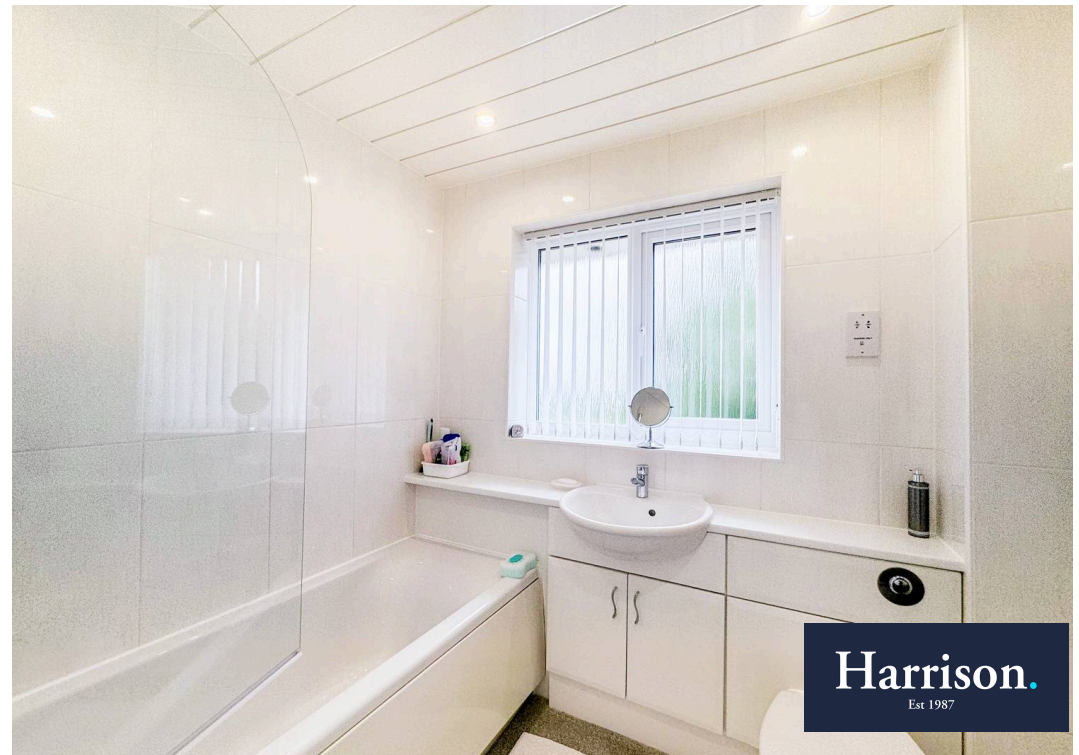
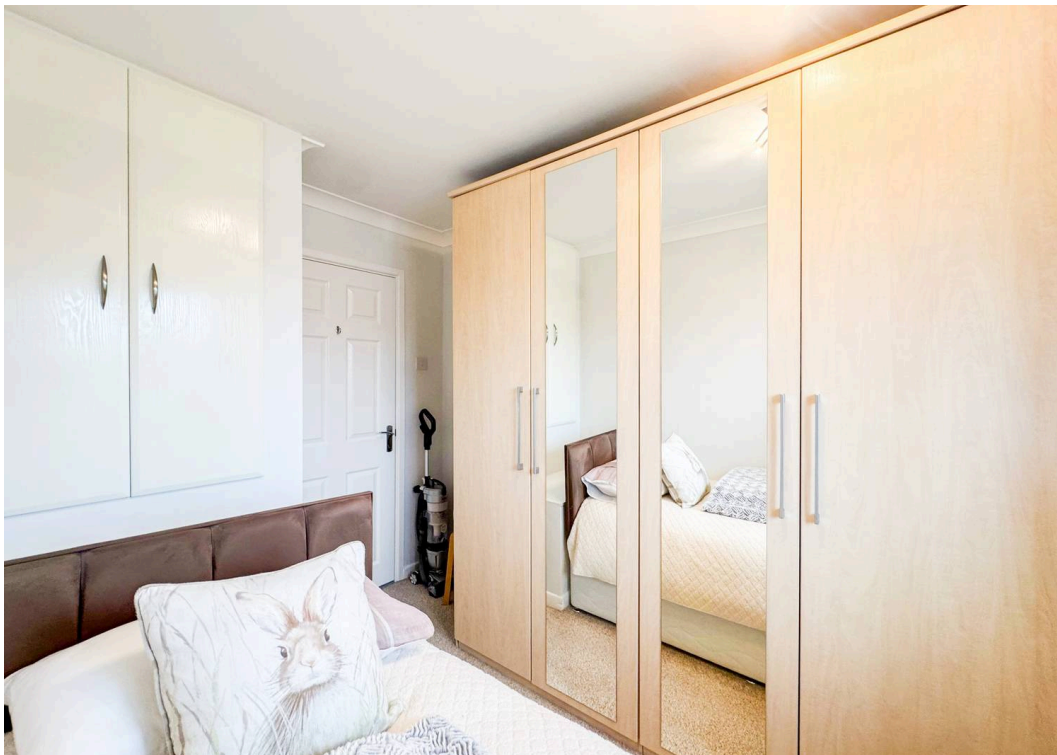
- Long driveway and attached garage providing excellent parking capacity and secure storage options
- Seddons Farm location known for its friendly community feel, excellent local amenities and strong connectivity to Bury, Bolton and wider commuter routes
- Highly regarded local schools and nearby shops, parks and medical services make this a practical and well-served setting for families
- Potential to extend STPP thanks to the generous corner plot, offering scope for future growth despite the home already being modernised
- A standout opportunity combining space, sunlight, privacy and position. An exceptional home on one of Seddons Farm's most desirable cul-de-sacs





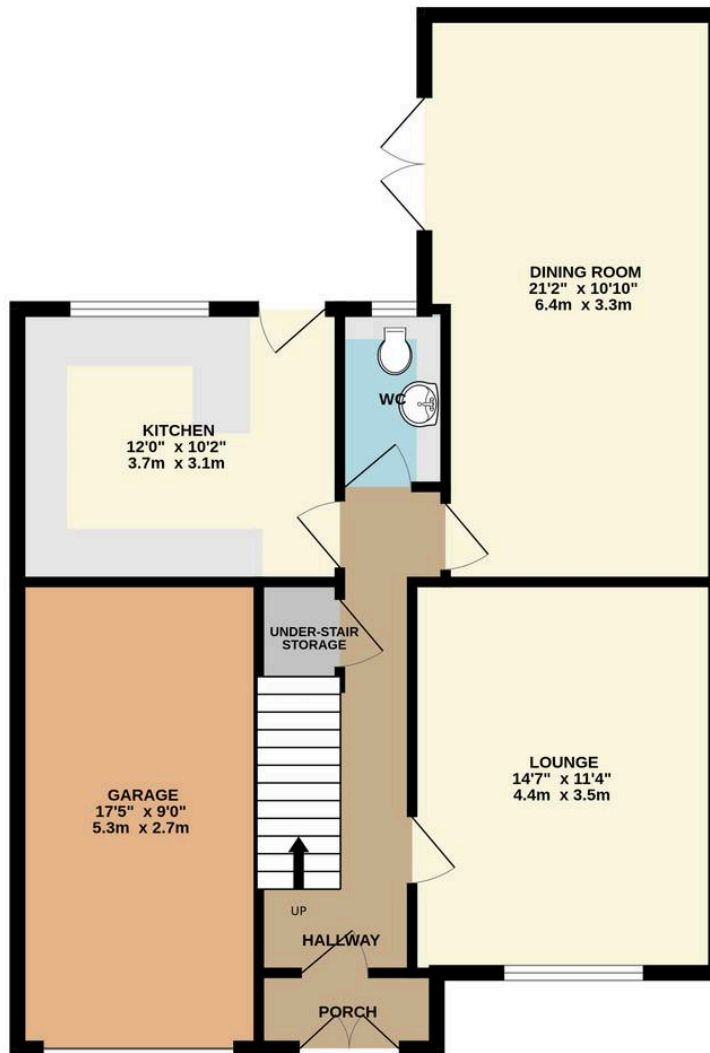




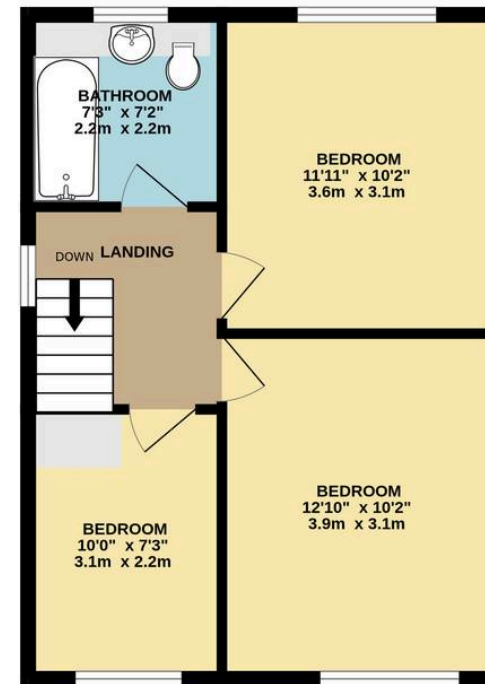




GROUND FLOOR
807 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1238 sq.ft. (115.0 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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