



8 Sharples Drive

Walshaw, Bury

£485,000



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Spacious four-bedroom detached home in a quiet BL8 cul-de-sac. Features open-plan living, landscaped garden, double garage, study, modern shower room, and excellent local amenities and schools.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- FREEHOLD - Excellent four-bedroom detached home in a quiet cul-de-sac off Brookthorpe Road with superb open views.
- Open-plan living with porch, bright hallway, lounge-diner and large conservatory overlooking the garden.
- Spacious kitchen/breakfast room with garden access, utility & integral double garage.
- Ground-floor study ideal as a home office or fifth bedroom, plus quality guest w/c.
- Four doubles served by a newly fitted contemporary shower room.
- Large landscaped garden with lawn, patio & sunny aspect
- Double driveway and integral double garage providing excellent parking and storage.
- Quiet BL8 setting with easy access to Tottington, Holcombe Brook & Bury amenities.
- Great for families with strong schools, commuter links and countryside walks nearby.
- Beautifully finished, versatile family home in a rarely available cul-de-sac position





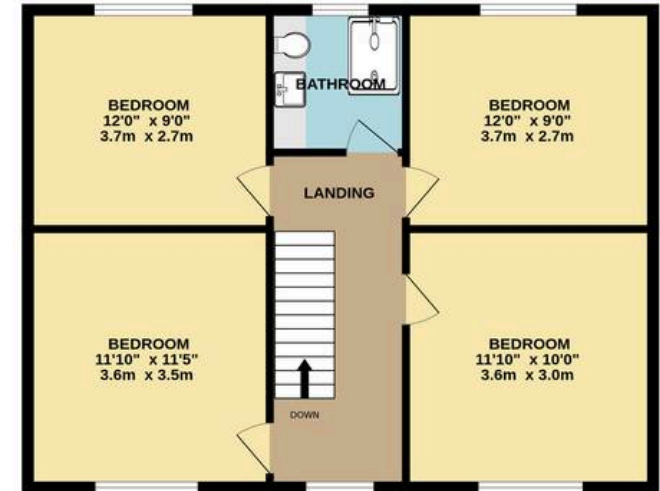




GROUND FLOOR
1302 sq.ft. (120.9 sq.m.) approx.



1ST FLOOR
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA : 2022 sq.ft. (187.8 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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