



**11 Castlebrook Close, BURY**  
Bury

In Excess of **£590,000**



WOW!! We are excited to bring to the market this stunning and unique 3/4 bedroom detached freehold bungalow on the ever popular Church Meadow Development. A hidden gem, at the top of cul-de-sac of just 6 properties, and well situated for easy access on foot to local shops, doctors, schools, golf courses, parks, the Hollins nature reserve, wonderful walks and within minutes of buses, trams and the motorway network.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Four Double Bedroom Detached Bungalow On A Large Plot
- Impressive Open Plan Lounge/Dining Area And Kitchen With Bi-Folding Doors Out To The Garden
- Top Quality Fixtures And Fittings Throughout
- Detached Double Garage
- Beautiful Gardens Plus Large Driveway
- Scope To Extend, Subject To The Usual Planning Permissions
- Scope to Convert Garage to Annexe (Subject To Usual Regulations and Permissions)



















## **GARDEN**

## **ON DRIVE**

4 Parking Spaces

## **GARAGE**

Double Garage

Detached Garages







Total floor area 159.6 sq.m. (1,718 sq.ft.) approx

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