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9 MANOR GARDENS  
Bury, BL9 9FY  
Offers In The Region Of £950,000



# 9 MANOR GARDENS

## Property at a glance

- MAGNIFICENT BESPOKE DETACHED HOME
- IDYLIC LOCATION IN GATED DEVELOPMENT
- ACCOMMODATION OVER THREE FLOORS
- SIX BEDROOMS & SIX BATHROOMS
- FORMAL LOUNGE, FAMILY ROOM KITCHEN
- FINISHED TO EXACTING STANDARDS THROUGHOUT
- EXTENSIVE PLOT WITH GENEROUS GARDEN/FUNCTION ROOM
- DRIVEWAY FOR MULTIPLE CARS

A truly magnificent modern bespoke built detached property situated in a select gated development of five properties in total. 9 Manor gardens provide substantial accommodation over three floors covering an internal floor area of around 4500 square feet, finished to exacting standards and offering adaptable living spaces for an extended family. There are six bedrooms in total with six bathrooms, a grand family room/kitchen with views over the patio, garden room and lawned gardens, a formal lounge, a laundry room, a boot room and the most significant perhaps in the very impressive entrance hallway with central staircase leading up to the first floor and then second floor landings. The current owners are to be congratulated on their design and attention to detail throughout. Externally there is a good sized driveway, patio area, composite decking and one of the largest garden rooms we have seen. Beyond there is a lawned garden with views towards Goshen playing fields.

Tenure tbc  
EPC Rating - B  
Council Tax Banding tbc







# Kirwin House

Approximate Gross Internal Area : 247.89 sq m / 2668.26 sq ft  
 Attic : 106.18 sq m / 1142.91 sq ft  
 Outbuilding : 41.52 sq m / 446.91 sq ft  
 Total : 395.59 sq m / 4258.09 sq ft



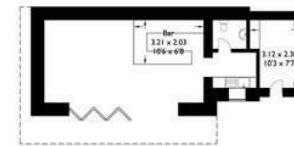
Ground Floor



First Floor

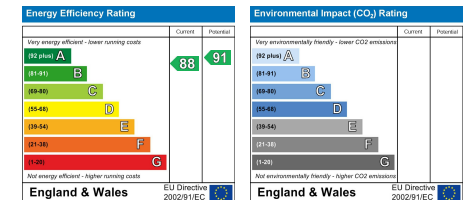


Attic Floor



Outbuilding

For illustrative purposes only. Not to scale.  
 Whilst every attempt was made to ensure the accuracy of the floor plan,  
 all measurements are approximate and no  
 responsibility is taken for any error.



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