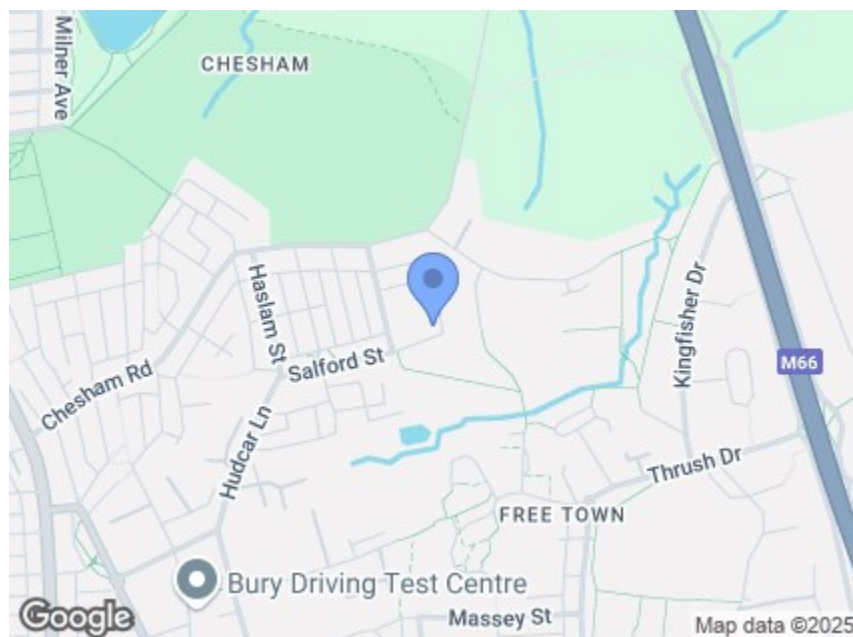
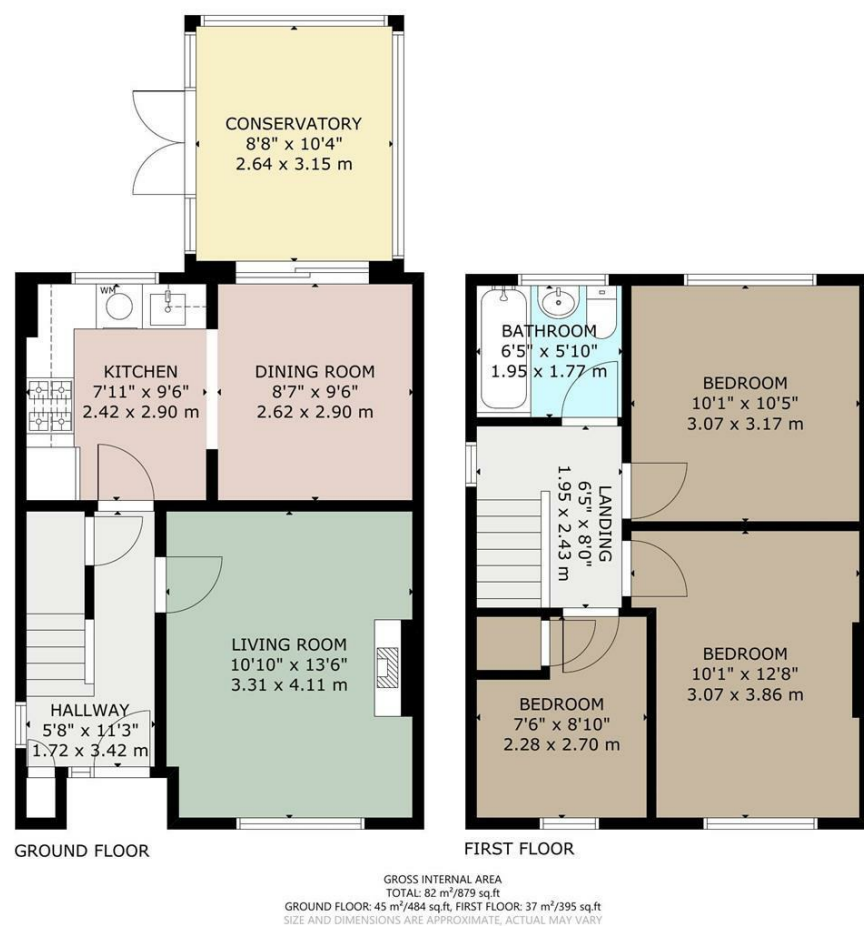
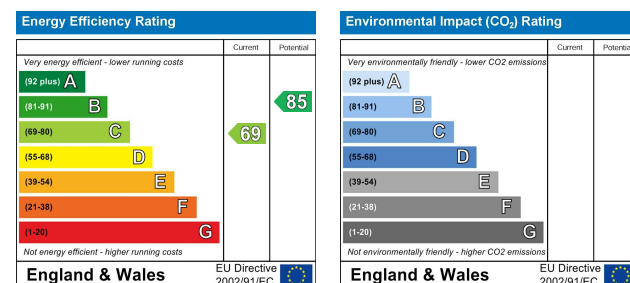




### Directions

Postcode - BL9 6NS What three words -  
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## 11 Greenbrook Close , Bury, BL9 6NS

£238,000



- Three-bedroom semi-detached home in a quiet cul-de-sac in the popular Chesham area of Bury
- Modern fitted kitchen leading to a bright and versatile conservatory
- Stylish family bathroom with contemporary fittings
- Close to local amenities, schools, transport links, and Bury town centre
- Spacious lounge with feature fireplace and open-plan dining area
- Three well-proportioned bedrooms including two doubles and a good-sized single
- Driveway providing off-road parking and private rear garden with patio area
- Tenure - Leasehold, Council Tax - Bury band C, EPC - Band C



# 11 Greenbrook Close

, Bury, BL9 6NS

Nestled in a quiet cul-de-sac in the highly sought-after Chesham area of Bury, 11 Greenbrook Close is a well-presented three-bedroom semi-detached home offering spacious and versatile living, ideal for families or first-time buyers.

The ground floor features a welcoming entrance hall, a bright and spacious lounge with a feature fireplace, and an open-plan dining area that flows through to a modern fitted kitchen. To the rear, a generous conservatory provides an excellent additional living space, perfect for relaxing or entertaining, with views over the private rear garden.

Upstairs, the property offers three well-proportioned bedrooms, including two doubles and a good-sized single, along with a stylish family bathroom.

Externally, the home benefits from a driveway providing off-road parking, a low-maintenance front garden, and an enclosed rear garden with patio area – ideal for outdoor dining and family use.

Located within close proximity to local amenities, schools, transport links, and Bury town centre, this home offers both convenience and comfort in a popular residential location.

Viewing is highly recommended to appreciate the space and potential this lovely home has to offer.

### Hallway

5'8" x 11'3" (1.73m x 3.43m)  
Leading off to downstairs accommodation, wood effect laminate flooring, gas central heating radiator, centre ceiling light and storage cupboard

### Living Room

10'10" x 13'6" (3.30m x 4.11m)  
Large uPVC double glazed window to front elevation, wood effect laminate flooring, centre ceiling light, gas central heating radiator, electric fire with feature surround.



### Dining Room

8'7" x 9'6" (2.62m x 2.90m)  
uPVC sliding double glazed doors leading to the conservatory, wood effect laminate flooring, centre ceiling light and gas central heating radiator, open plan to the kitchen



### Kitchen

7'11" x 9'6" (2.41m x 2.90m)  
uPVC double glazed window to rear elevation, fitted with a range of wall and base units, inset sink with mixer tap and contrasting worktops. gas four ring hob, integrated oven, space for a fridge freezer, plumbing for a washing machine, central ceiling light and wood effect laminate flooring



### Conservatory

8'7" x 10'4" (2.62m x 3.15m)  
uPVC conservatory with open views to the rear garden.



### First Floor Landing

6'5" x 8" (1.96m x 2.44m)  
Leading off to three bedrooms and family bathroom,

### Bedroom One

10'1" x 12'8" (3.07m x 3.86m)  
uPVC double glazed window to front elevation, gas central heating radiator and centre ceiling light



### Bedroom Two

10'1" x 10'5" (3.07m x 3.18m)  
uPVC double glazed window to rear elevation, gas central heating radiator and centre ceiling light



### Bedroom Three

7'6" x 8'10" (2.29m x 2.69m)  
uPVC double glazed window to front elevation, gas central heating radiator and centre ceiling light



### Bathroom

6'5" x 5'10" (1.96m x 1.78m)  
uPVC frosted double glazed window to rear elevation, fitted with a three piece suite comprising of panel enclosed bath with an overhead shower, low level WC and hand wash basin, fully tiled and a centre ceiling light



### Rear Garden

Mainly laid to lawn with a flagged patio and additional decked area



### Front Garden and Driveway

Driveway parking for two vehicles and a lawn area.

