



## Greenway Close

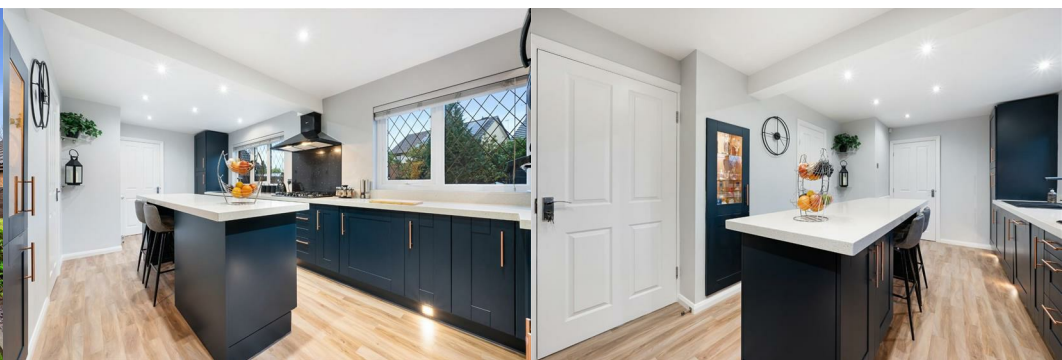
Bury, BL8 1PE

**Offers over £500,000**



On a private plot, tucked away within the corner of a quiet cul-de-sac in the well-established and highly convenient Walshaw Park, in walking distance to the well regarded Elton High School, this detached four-bedroom property is a fantastic family home which is presented to stylish modern standards and is found in excellent condition throughout.

A brief summary of the internal accommodation includes an entrance hall, lounge with open aspect dining area, modern kitchen with island, utility, integral garage, cloak/WC, four good sized bedrooms with an en-suite to the master, and a family bathroom. Externally the property boasts a generous landscaped back garden which is presented to equally good standards as the interiors, in addition to a private drive and front lawn.



Living Space

The front lounge gives the first glimpse of the immaculate condition of the interiors, where a chimney breast and modern natural stone fireplace holds the centre of the room giving a traditional and cosy feel, and natural light pours in from both front and back – to the rear the room has an open aspect dining area with glass sliding doors that lead onto the back garden, affording that pleasant indoor-outdoor lifestyle on summer days.

Adjacent to the dining area is the kitchen with integrated appliances and a smart, contemporary finish with oak-effect LVT flooring which was installed in 2025. This stylish kitchen features a central island with bar and integral wine rack, which adds plenty of practical worktop space while making it a great social space for both everyday life and when hosting family and friends. Integrated appliances within the kitchen include a double oven, grill, and microwave, five-plate gas hob with splashback and extractor hood, dishwasher, and a contrast sink with mixer tap set within the beautiful granite worktop. In addition to the appliances there's plenty of storage space within the navy-coloured shaker-style cabinetry with trendy rose gold fittings.

From a practical angle, the kitchen provides access to a small utility room with plumbing for the washer/dryer, the integral garage, and an external side door. And situated by the front door is a spacious cloak/WC with modern WC and vanity basin with integral storage.

Bedrooms & Bathrooms

Upstairs a central landing connects the four well-proportioned bedrooms, each of which is presented in excellent condition, and the generous proportions allow plenty of space for family life, with every bedroom large enough to accommodate a double if desired.

The master benefits from a comprehensive range of fitted furniture including plenty of wardrobe space, drawers, bedside tables, and overhead storage, while en-suite comprises a three-piece suite including walk-in shower, wash basin and WC.

An equally well-presented bathroom benefits from a spacious size and modern finish with tiling to floor and walls, with a three-piece suite comprising bath with shower, wash basin, WC, in addition to wall mounted storage units and a chrome, heated towel rail.

The second bedroom features another comprehensive range of contemporary fitted furniture including wardrobes, drawers and a dressing table. The third bedroom is currently used as a second lounge but would otherwise be a large double bedroom with neutral, modern décor, and the fourth bedroom is the smallest, though would still accommodate a double bed with space for furniture, or alternatively would be suited to use as a spacious home office.

Outside Space

In addition to the front lawn and private driveway, the garden to the rear is a great size, offering loads of space for both the kids to play and the adults to enjoy socialising in the summer sun. The spacious lawn is bordered by a modern bed with shrubs and there's two patios to choose from, the one at the end of the garden being a nice suntrap!

Extension Potential

This home already provides 1,450 sq ft of fabulous internal space, though for those with the appetite, there is also the exciting opportunity of a single storey extension along the rear under permitted development rights, with ample garden space left to enjoy. This provides scope to create the much sought-after layout of open plan living with a large kitchen, sloped ceilings with Velux windows, and bifold doors onto the garden. Whether you wish to do this immediately, or grow into the home and pursue it in the future, the choice is yours!

Location

With easy access into central Bury and a great range of schooling, while benefitting from a quiet cul-de-sac lifestyle, this home is ideally suited to a growing family. A large range of amenities are just a short drive away in Bury town centre, from large supermarkets to restaurants, retail parks, leisure and entertainment facilities, in addition to transport links including East Lancashire Railway Station and the Metrolink which offers direct routes into Manchester, plus junction 2 of the M66 offers easy access to the national motorway network. Elton High School is well regarded and has received a 'Good' rating from OFSTED, and it is conveniently positioned just a short walk from Greenway Close. Bury Grammar School is nearby too. For the cricket fans out there, Elton Cricket Club is just around the corner and can be seen from the back garden.

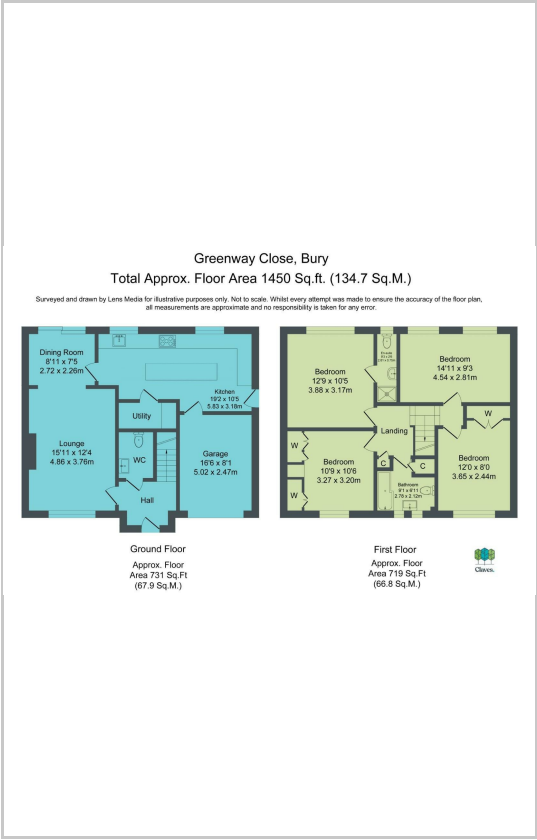
Key Details

- The tax band is D.
- The tenure is leasehold.
- The lease length is 999 years from 1st January 1988.
- The ground rent is £50 per annum.
- The property has gas central heating with a Viessmann boiler and tank system.
- The current owners have recently invested in painting of the exterior timber and render.

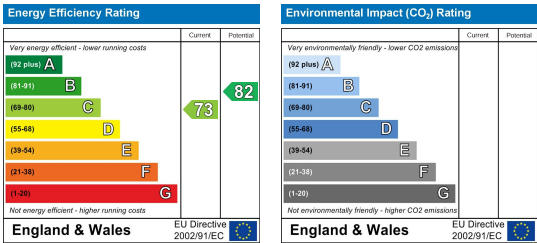
Area Map



Floor Plans



Energy Efficiency Graph



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