



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		68	81
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Winchester Close, Bury, BL8 1YQ

Offers Over £340,000

A SUPERB FAMILY HOME IN A POPULAR AREA OF BURY

Commanding a prominent and enviable plot in a quiet area of Bury, this deceptively spacious four bedroom home is proudly presented to the market. Flowing internally with well proportioned living accommodation throughout and an abundance of natural light, the property is perfectly suited for a growing family looking to find a property they can make their own. The property has easy access to all local amenities whilst also being in a prime location for enjoying countryside walks and easy access to the neighbouring towns, with also great links to major commuter routes.

The property comprises briefly, to the ground floor: entrance to the hallway has stairs leading to the first floor and doors leading to the downstairs WC, kitchen and reception room one. The kitchen is fitted with wall and base units, has a doorway to the second reception room and a door leading to the rear garden. The second reception room has a door providing access to the dining room. The dining room has a door leading to the garage. To the first floor is a spacious landing with doors leading to four bedrooms and a three piece bathroom suite. The main bedroom has a doorway leading to a potential en-suite.

Externally to the rear of the property there is an enclosed lawn garden with a paved patio and mature shrubbery. To the front of the property there is an lawn garden with a block paved driveway and a garage. For further information, or to arrange a viewing, please contact our Bury team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

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Offers Over £340,000

 4  1  3  D

- Freehold Property
- Four Bedrooms
- Laid To Lawn Garden
- Council Tax Band E
- Ample Off Road Parking
- Fitted Kitchen
- EPC Rated D
- Integral Garage
- Desirable Location

Ground Floor

Hall

18'03 x 5'07 (5.56m x 1.70m)
UPVC double glazed window, central heating radiator, smoke alarm, stairs to the first floor, doors to WC, reception room one, under stairs storage, wood effect floor.

WC

6'02 x 2'05 (1.88m x 0.74m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, mixer tap with part tiled elevations, wood effect floor.

Reception Room One

19'06 x 11'06 (5.94m x 3.51m)
UPVC double glazed bay window, central heating radiator, coving, two ceiling roses, electric fire, television point.

Kitchen

13'07 x 7'02 (4.14m x 2.18m)
UPVC double glazed window, wood wall and base units, laminate worktops, composite sink with drainer and mixer tap, Neff double oven, Neff four ring gas hob, extractor hood, half fridge, half freezer, dishwasher, tiled flooring, doorway to reception room two, central heating radiator, UPVC double door to rear garden.

Reception Room Two

12'06 x 9'09 (3.81m x 2.97m)
Two UPVC double glazed windows, central heating radiator, coving, television point, door to dining room.

Dining Room

16'02 x 8'02 (4.93m x 2.49m)
UPVC double glazed window, coving, door to garage, wood effect floor.

Garage

17'03 x 8'07 (5.26m x 2.62m)
Up and over garage door, Worcester boiler, plumbing for washing machine, drier, sensor light.

First Floor

Landing

11'02 x 10'00 (3.40m x 3.05m)
UPVC double glazed window, central heating radiator, access to attic, smoke alarm, doors to four bedrooms and bathroom.

Bedroom One

12'08 x 10'03 (3.86m x 3.12m)
UPVC double glazed window, central heating radiator, doorway to possible en-suite.

Possible En-Suite

5'10 x 4'09 (1.78m x 1.45m)
Plumbing for WC, wash basin and shower.

Bedroom Two

10'04 x 10'02 (3.15m x 3.10m)
UPVC double glazed window, central heating radiator.

Bedroom Three

11'00 x 7'03 (3.35m x 2.21m)
UPVC double glazed window, central heating radiator.

Bedroom Four

9'06 x 7'03 (2.90m x 2.21m)
UPVC double glazed window, central heating radiator.

Bathroom

7'06 x 7'04 (2.29m x 2.24m)
UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, overhead main feed shower, tiled elevations, laminate floor, extractor fan.

Externally

Enclosed garden, paved patio, lawn area, mature shrubs, bedding area.



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