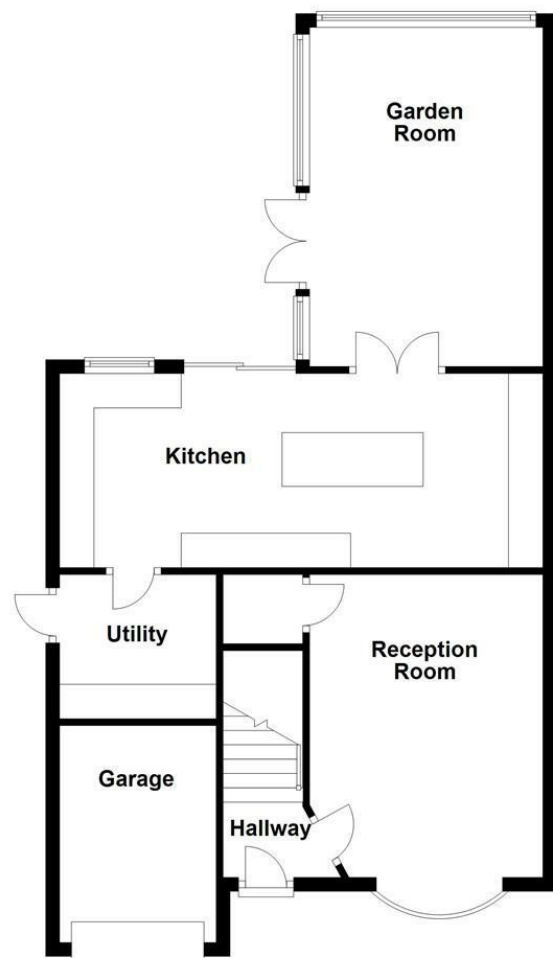
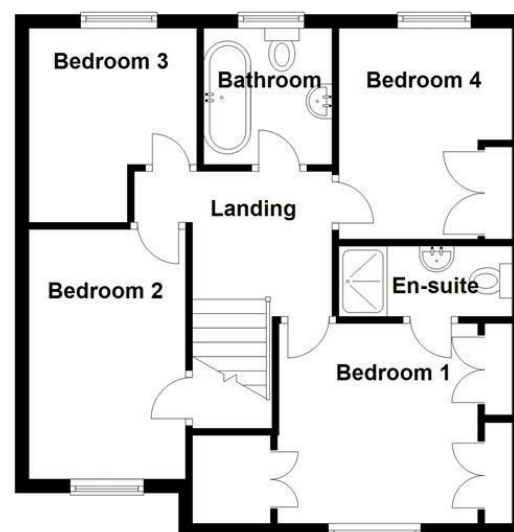


Ground Floor
Approx. 70.8 sq. metres (762.1 sq. feet)



First Floor
Approx. 48.9 sq. metres (526.8 sq. feet)



Total area: approx. 119.7 sq. metres (1288.8 sq. feet)

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			
(92 plus) A			
(81-91) B			
(69-80) C		67	78
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Meadowbrook Close, Bury, BL9 7LE

Offers Over £350,000

BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME

This four bedroom detached home is being proudly welcomed to the market. Conveniently located in close proximity to local amenities, well regarded schools and major commuter routes to surrounding towns. This property is ideally suited to a growing family looking for their long term home, the property boasts a large kitchen diner which flows internally into a garden room which overlooks a beautiful enclosed garden area.

Comprising briefly, to the ground floor; entrance via the hallway which has a door to the reception room which is open to the kitchen diner which has a door to the rear garden and has double doors into the garden room/reception room two. The kitchen has a door to the utility which also has a door to the rear of the property. To the first floor, is a landing which has doors to four bedrooms and a family bathroom. The main bedroom has an en suite.

Externally, to the rear is a laid to lawn garden area with bedding areas and mature shrubbery to the fence line, the garden also has a decked living area and a gravelled area to the side. To the front is a laid to lawn garden area with mature shrubs and a driveway providing parking for numerous vehicles and a garage.

For further information or to arrange a viewing please contact our Bury team at your earliest convenience. To preview properties coming to the market with Keenans please follow our social media platforms Facebook : Keenans Estate Agents and Instagram @keenans.ea

Meadowbrook Close, Bury, BL9 7LE

Offers Over £350,000



- Impressive Detached Property
- Spacious Reception Rooms
- Off Road Parking
- EPC Rating: D
- Four Bedrooms
- En Suite To Main Bedroom
- Leasehold
- Contemporary Dining Kitchen
- Front & Rear Gardens
- Council Tax Band D

Ground Floor

Entrance Hallway

4'4 x 3'4 (1.32m x 1.02m)

UPVC double glazed front entrance door, central heating radiator, Karndean flooring, stairs to the first floor and door to the reception room.

Reception Room

14'5 x 11'1 (4.39m x 3.38m)

UPVC double glazed bay window, central heating radiator, gas fire with marble surround and stone mantel, understairs storage, Karndean flooring and open to the dining kitchen.

Dining Kitchen

23' x 9'3 (7.01m x 2.82m)

UPVC double glazed window, central heating radiator, range of wall and base units with granite surfaces and splashbacks, centre island, stainless steel one and a half bowl sink with drainer and mixer tap, space for cooker, extractor hood, integrated dishwasher and fridge freezer, PVC panelled ceiling with spotlights, door to the utility, double doors to the garden room and sliding doors to the rear.

Utility Room

7'6 x 6'10 (2.29m x 2.08m)

Range of wall and base units, space for dryer and American fridge freezer and door to the rear.

Garden Room

16'2 x 11'5 (4.93m x 3.48m)

UPVC double glazed windows, vaulted ceiling with spotlights, Karndean flooring and door to the rear.

First Floor

Landing

Doors to four bedrooms and bathroom.

Bedroom One

14'1 x 10' (4.29m x 3.05m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to the en suite.

En Suite

6'11 x 3'4 (2.11m x 1.02m)

UPVC double glazed frosted window, central heating radiator, double direct feed shower unit, pedestal wash basin, dual flush WC, tiled elevations and tiled flooring.

Bedroom Two

11'11 x 7'8 (3.63m x 2.34m)

UPVC double glazed window, central heating radiator, fitted wardrobes and over stairs storage.

Bedroom Three

9'6 x 8' (2.90m x 2.44m)

UPVC double glazed window and central heating radiator.

Bedroom Four

10'1 x 7'5 (3.07m x 2.26m)

UPVC double glazed window, central heating radiator, fitted wardrobes and vanity top wash basin.

Bathroom

6'6 x 6'1 (1.98m x 1.85m)

UPVC double glazed frosted window, central heating towel rail, freestanding bath, dual flush WC, vanity top wash basin, tiled elevations, spotlights and tiled flooring.

External

Front

Laid to lawn garden and driveway providing off road parking.

Rear

Laid to lawn garden with decked seating area.

