



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		73	85
(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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Kingsbury Close, Bury, BL8 1WA

£375,000

IMPRESSIVE FIVE BEDROOM DETACHED FAMILY HOME

This five bedroom detached family home is being proudly welcomed to the market in the sought after area of Bury. Boasting spacious, well proportioned interiors, being a complete blank canvas and benefiting from a detached garage and double driveway. Ideally suited to a growing family looking to put their personal stamp on for a long term home, this property is definitely not one to be missed. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes.

Comprising briefly to the ground floor; entrance via the hallway which has doors to the reception room, downstairs WC, and the kitchen/dining area. The kitchen/dining area has a door leading out to the rear of the property. To the first floor is a landing to four bedrooms and a family bathroom, bedroom two benefits from an en suite. To the second floor is the main bedroom which also has access to an en suite. Externally, to the rear is an enclosed paved garden with bedding areas, a detached garage and access to the side elevation. To the front is a driveway providing off road parking for numerous vehicles.

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

Kingsbury Close, Bury, BL8 1WA

£375,000



- Impressive Detached Property
- Contemporary Fitted Kitchen
- Extensive Driveway and Detached Garage
- EPC Rating C
- Five Bedrooms
- Spacious Interiors
- Tenure Leasehold
- Three Bathrooms
- Complete Blank Canvas
- Council Tax Band E

Ground Floor

Entrance Hall

14'1 x 9'3 (4.29m x 2.82m)

UPVC double glazed frosted front door, UPVC double glazed window, central heating radiator, tiled flooring, doors leading to reception room, WC, kitchen/dining area and stairs to first floor.

Reception Room

16'3 x 13 (4.95m x 3.96m)

UPVC double glazed bay window, UPVC double glazed window, central heating radiator, coving to ceiling, gas fire with stone surround, television point and wood effect laminate flooring.

WC

4'10 x 4'9 (1.47m x 1.45m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with traditional taps, dual flush WC, part tiled elevations and tiled flooring.

Kitchen/Dining Area

17'9 x 15'4 (5.41m x 4.67m)

UPVC double glazed window, central heating radiator, mix of wall and base units, laminate worktops, stainless steel one and a half bowl sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, tiled splashbacks, integrated fridge freezer and washing machine, tiled flooring and UPVC double glazed sliding door to rear.

First Floor

Landing

Doors leading to four bedrooms, bathroom and stairs to second floor.

Bedroom Two

13 x 12'5 (3.96m x 3.78m)

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

En Suite

6'2 x 5 (1.88m x 1.52m)

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

Bedroom Three

11'5 x 8'9 (3.48m x 2.67m)

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

Bedroom Four

8'3 x 8'1 (2.51m x 2.46m)

UPVC double glazed window and central heating radiator.

Bedroom Five

12 x 6 (3.66m x 1.83m)

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

Bathroom

9'2 x 6'10 (2.79m x 2.08m)

UPVC double glazed frosted window, central heating radiator, panel bath with mixer tap and overhead rinse head, dual flush WC pedestal wash basin with mixer tap, part tiled elevations and laminate flooring.

Second Floor

Bedroom One

17'5 x 14 (5.31m x 4.27m)

Two Velux windows, loft access, two central heating radiators and door to en suite.

En Suite

7'7 x 5'5 (2.31m x 1.65m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, double direct feed shower, part tiled elevations and tiled flooring.

Exterior

Rear

Enclosed garden with paved patio and access to detached garage.

Front

Mature shrubbery and off road parking.



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