



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.



## Shepherds Close, Greenmount, BL8 4BL

### Offers Over £375,000

AN IMPRESSIVE, THREE-BEDROOM, NEWLY RENOVATED TRUE BUNGALOW

Nestled in the charming area of Shepherds Close, Greenmount, Bury, this stunning semi-detached bungalow offers a perfect blend of modern living and comfort. Recently renovated, this three-bedroom true bungalow is neutrally finished throughout, showcasing sleek contemporary fixtures and fittings that create a blank canvas, ready for you to move straight in.

As you step inside, you will notice the abundance of natural light and neutral tones that offers a warm and welcoming atmosphere. The property boasts three well-proportioned bedrooms, with the third bedroom providing versatile living solutions. This room can easily be transformed into an additional reception room, a home office, or a guest bedroom, catering to your specific needs.

With two bathrooms, this bungalow ensures convenience for families or couples seeking single-storey living without compromising on internal space. The layout is thoughtfully designed to maximise comfort and functionality, making it an ideal choice for a small family or those looking to downsize.

Although the property is currently empty, some images have been virtually staged to help you envision how the space can be furnished to suit your style. The location offers a peaceful residential setting while being conveniently close to local amenities, schools, and transport links.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>67</b>	<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



# Shepherds Close, Greenmount, BL8 4BL

## Offers Over £375,000

 3  2  1  D

- An Exceptional Semi Detached Bungalow
- Modern Fixtures And Fittings
- Off Road Parking
- Tenure Leasehold
- Three Double Bedrooms
- Neutral And Stylish Decoration
- EPC Rating D
- Undergone A Full Renovation
- Perfect Family Home Ready To Move Straight Into
- Council Tax Band C

### Ground Floor

#### Entrance

Composite double glazed frosted door and window to the porch.

#### Entrance Porch

3'10 x 3'7 (1.17m x 1.09m)

Two UPVC double glazed frosted windows, door to the hallway.

#### Hallway

29'8 x 3'6 (9.04m x 1.07m)

Three Velux windows, two central heating radiator, spotlights, smoke alarm, doors to open plan kitchen/living area, utility room, three bedrooms and bathroom.

#### Open plan Kitchen/Reception Room

26'7 x 15 (8.10m x 4.57m)

UPVC double glazed window, underfloor heating, aluminium sky lantern spotlights, smoke alarm, a range of panelled wall and base units, compact laminate surface and splash back, inset composite sink with a high spout mixer tap, integrated electric oven and microwave in a high rise unit with a four ring induction hob and extractor hood, integrated fridge freezer and dishwasher, integrated counter island,, wood effect laminate flooring, aluminium bifold door to the rear.

#### Utility Room

9'5 x 4'5 (2.87m x 1.35m)

Panelled wall and base units with compact laminate surface, stainless steel sink and drainer with mixer tap, space for washing machine and dryer, loft access with pull down ladder, wood effect laminate flooring.

#### Bedroom One

14'2 x 12'10 (4.32m x 3.91m )

Two double glazed window, central heating radiator, spotlights, door to the en suite and walk in wardrobe.

#### En Suite

7'2 x 6'5 (2.18m x 1.96m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, double direct feed rainfall shower with rinse head, tiled elevations, extractor fan, spotlights, tiled flooring.

#### Walk In Wardrobe

7'10 x 5 (2.39m x 1.52m)

#### Bedroom Two

13 x 8'8 (3.96m x 2.64m)

UPVC double glazed window, Velux window, central heating radiator, spotlights, door to wardrobe.

#### Wardrobe

7'10 x 1'10 (2.39m x 0.56m)

### Bedroom Three/Reception Room Two

18'9 x 9'5 (5.72m x 2.87m)

UPVC double glazed window, central heating radiator, spotlights.

#### Bathroom

8'2 x 5'6 (2.49m x 1.68m)

Chrome heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, panelled bath with mixer tap, direct feed rainfall shower head and rinse head, tiled elevations, spotlights, extractor fan and tiled flooring.

#### External

#### Front

Off road parking for multiple vehicles.

#### Rear

Enclosed garden with laid to lawn and paved areas.

