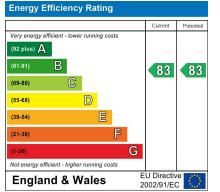
KEENANS Sales & Lettings





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Kingston Close, Bury, BL8 2EN Offers Over £440,000

THE PERFECT FAMILY HOME

Having been presented and updated to an immaculate standard throughout with an abundance of indoor and outdoor space, stylish decor and enviable views, this outstanding four bedroom detached property is being proudly welcomed to the market in the sought after location of Bury on a popular estate. With stunning landscaped gardens, four generously sized bedrooms, stunning open plan living areas and neutral decoration, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Bury town centre, Rochdale, Manchester and major motorway links. A credit to the current owners, this property has been transformed into a spacious and luxurious family home, with added mezzanine, two bathrooms, added garden room and contemporary fixtures and fittings, this property is ready to move straight into!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, modern fitted kitchen, WC and staircase to the first floor. The reception room and kitchen both lead openly on to a dining room whilst the reception room also leads through to a fantastic garden room. The first floor comprises of doors on to four generously sized bedrooms and a family bathroom. The main bedroom leads on to a en suite shower room. The third bedroom leads on to a stunning mezzanine with stunning views. Externally there is a stunning garden to the rear with artificial lawn with decking areas. To the front there is a laid to lawn garden with off road parking.

For further information or to arrange a viewing please contact our Bury branch at your earliest convenience.

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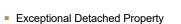












- Abundance of Living Space
- Off Road Parking
- EPC Rating B

Ground Floor

Entrance Hall

11'6 x 7'8 (3.51m x 2.34m)

UPVC double glazed frosted front door, central heating radiator, coving, smoke alarm, tiled flooring, oak doors to reception room,

WC

5'7 x 3'5 (1.70m x 1.04m)

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

Kitchen

 $17^{\prime}10~x~10^{\prime}10~(5.44m~x~3.30m~)$ Two UPVC double glazed windows, range of wood effect wall and

base units with granite effect surfaces, tiled splashback, stainless steel sink and drainer and mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, integrated dishwasher, plumbing for washing machine, tiled flooring and open to

Dining Room

15'2 x 8'11 (4.62m x 2.72m)

Central heating radiator, two feature wall lights, exposed brick wall, open to reception room and UPVC double glazed patio doors to rear

Reception Room

26'3 x 13'10 (8.00m x 4.22m)

UPVC double glazed window, central heating radiator, television point, coving, under stairs storage and open to sun room.

Sun Room

11'00 x 9'8 (3.35m x 2.95m)

UPVC double glazed window, two skylights, television point, spotlights, tiled flooring and UPVC double glazed bi-folding doors to

First Floor

Landing

15'1 x 7'2 (4.60m x 2.18m)

UPVC double glazed window, central heating radiator, loft access, store cupboard, doors to four bedrooms and bathroom.

Bedroom One

14'0 x 11'4 (4.27m x 3.45m)

UPVC double glazed window, central heating radiator and door to en

En Suite

5'9 x 5'5 (1.75m x 1.65m)

UPVC double glazed frosted window, vanity top wash basin with mixer tap, dual flush WC, double direct feed rainfall shower, tiled elevations, spotlights, extractor fan and tiled flooring with underfloor heating.

Bedroom Two

12'4 x 8'11 (3.76m x 2.72m)

UPVC double glazed window, central heating radiator and loft

- Four Bedrooms
- No Chain Delay
- Tenure Leasehold

- Two Bathrooms
- Council Tax Band D

Gardens to Front and Rear

Bedroom Three

9'9 x 8'9 (2.97m x 2.67m)

UPVC double glazed window, central heating radiator and stairs to

Mezzanine

6'3 x 8'9 (1.91m x 2.67m)

Velux window and television point.

Bedroom Four 11'4 x 8'6 (3.45m x 2.59m)

External

Rear

Enclosed garden with artificial lawn and decking areas.

Front

Laid to lawn and off road parking.

















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