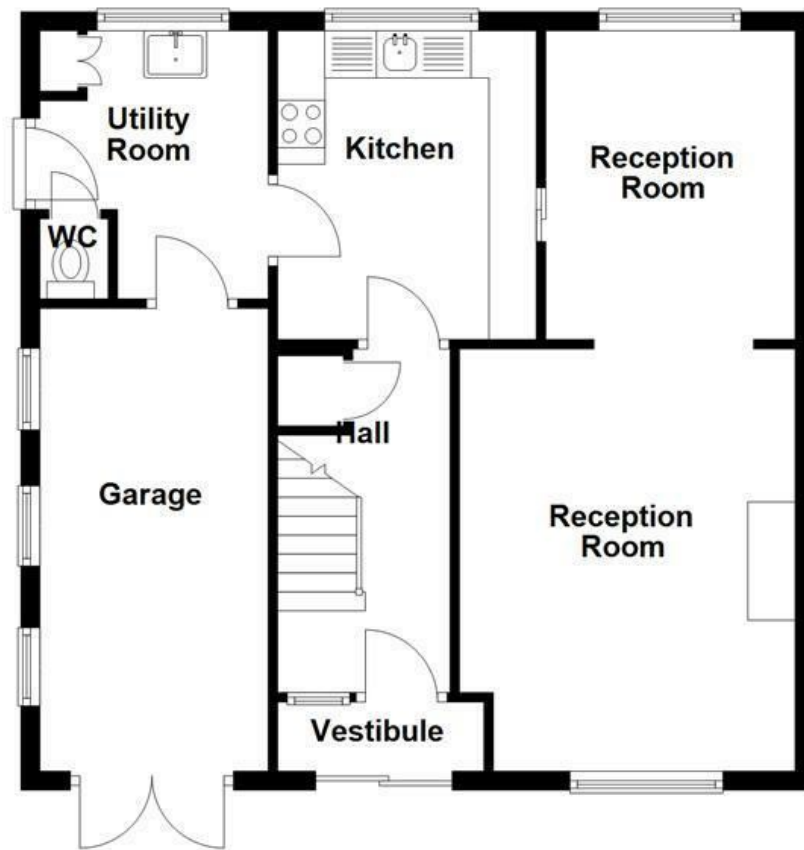
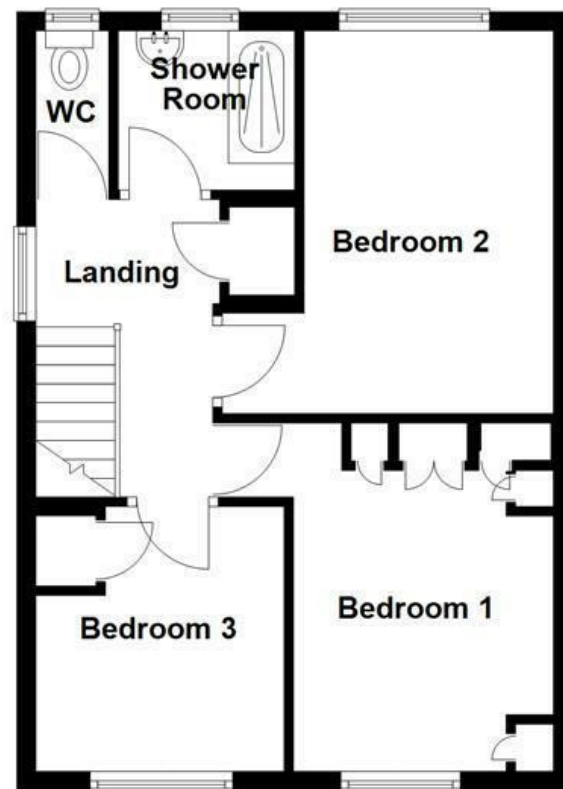


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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		
	58	78
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.

## Throstle Grove, Bury, BL8 1EB

### Offers Over £350,000

A SPACIOUS DETACHED HOME WITH GREAT POTENTIAL - NO CHAIN DELAY

Nestled in the desirable Throstle Grove area of Bury, this substantial family home presents an excellent opportunity for those seeking to create their dream residence. Boasting three generously sized bedrooms, the property offers ample space for a growing family. While it requires some cosmetic updating, this presents a unique chance to personalise the interiors to suit your taste and lifestyle.

The spacious living accommodation is perfect for both relaxation and entertaining, providing a welcoming environment for family gatherings. The enclosed garden offers a private outdoor space, ideal for children to play or for hosting summer barbecues. Additionally, the convenience of off-road parking adds to the practicality of this home.

Situated in an attractive location, the property benefits from good access to a variety of nearby amenities, including shops, schools, and essential services. Commuters will appreciate the proximity to major transport routes, making travel to surrounding areas straightforward.

This home is not just a property; it is a canvas awaiting your personal touch. With its great potential and excellent location, it is an ideal choice for families looking to settle in a vibrant community. Don't miss the chance to transform this house into your perfect home.



# Throstle Grove, Bury, BL8 1EB

## Offers Over £350,000

 3  1  2  D

- Detached Property
- Fitted Kitchen And Separate Utility Room
- Off Road Parking And Garage
- EPC Rating: D
- Three Bedrooms
- No Chain Delay
- Tenure: Leasehold
- Two Piece Shower Room With Two Separate WCs
- Enclosed Rear Garden
- Council Tax Band: D

### Ground Floor

#### Vestibule

7'2 x 2'5 (2.18m x 0.74m)  
UPVC double glazed sliding entrance door and door to hall.

#### Hall

12'5 x 6'1 (3.78m x 1.85m)  
Central heating radiator, coving, under stairs storage, stairs to first floor and doors to reception room one and kitchen.

#### Reception Room One

14'8 x 11'8 (4.47m x 3.56m)  
UPVC double glazed window, two UPVC double glazed frosted windows, central heating radiator, coving, living flame gas fire, marble effect hearth, stone effect surround, wood mantle and open access to reception room two.

#### Reception Room Two

10'8 x 8'5 (3.25m x 2.57m)  
UPVC double glazed window, central heating radiator, coving and serving hatch from kitchen.

#### Kitchen

10'7 x 9'1 (3.23m x 2.77m)  
UPVC double glazed window, central heating radiator, wall and base units, laminate worktops, space for freestanding cooker, extractor fan, stainless steel sink with double draining board and mixer tap, space for fridge freezer, part tiled elevation, wood effect flooring and door to utility room.

#### Utility Room

9'6 x 7'8 (2.90m x 2.34m)  
UPVC double glazed window, Belfast sink with traditional taps, plumbing for washing, fitted storage, tiled elevation, tiled flooring, doors to WC and garage and door to side.

#### WC

2'9 x 2'4 (0.84m x 0.71m)  
Low flush WC and tiled floor.

#### Garage

16'1 x 7'11 (4.90m x 2.41m)  
Double garage doors, three UPVC double glazed frosted windows, lighting and power.

### First Floor

#### Landing

UPVC double glazed frosted window, coving, airing cupboard with Worcester boiler and doors to three bedrooms, shower room and WC.

#### WC

5'6 x 2'6 (1.68m x 0.76m)  
UPVC double glazed window, coving and dual flush WC.

### Shower Room

6' x 5'6 (1.83m x 1.68m)  
UPVC double glazed frosted window, central heated towel rail, pedestal wash basin with traditional taps, direct feed shower in double enclosure, extractor fan, wood panel ceiling and part PVC panel elevation.

#### Bedroom One

12'1 x 9'8 (3.68m x 2.95m)  
UPVC double glazed window, central heating radiator and fitted wardrobes.

#### Bedroom Two

11' x 9' (3.35m x 2.74m)  
UPVC double glazed window, central heating radiator and loft access.

#### Bedroom Three

9'2 x 8'3 (2.79m x 2.51m)  
UPVC double glazed window, central heating radiator and over stairs storage.

### External

#### Front

Laid to lawn garden, bedding areas, gravel chips for off road parking leading to garage.

#### Rear

Laid to lawn garden, bedding areas, gravel chippings, paving and storage shed.



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