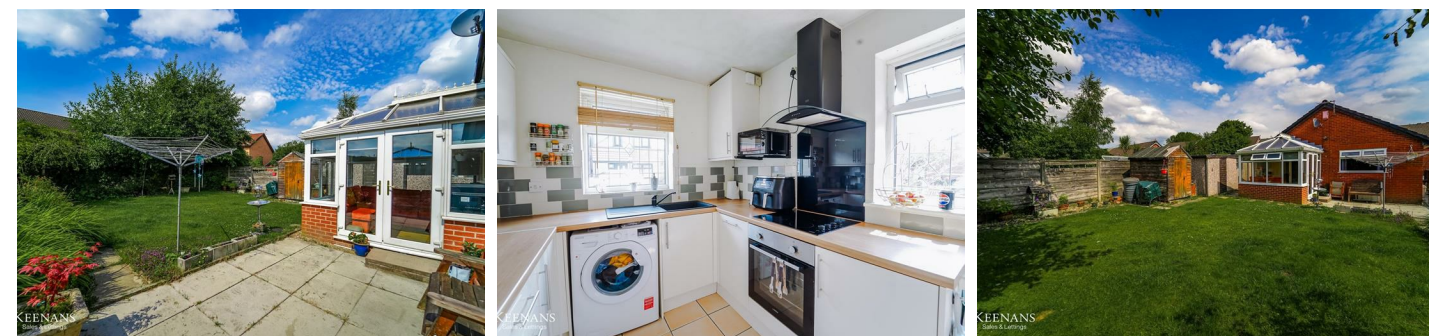


Ground Floor



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			88
(81-91) B			
(69-80) C			
(55-68) D		68	
(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.

## Inglewhite Close, Bury, BL9 9NT

### £250,000

#### TRANQUIL SINGLE STORY LIVING

Welcome to this charming property located on Inglewhite Close, Bury. This delightful house offers a perfect blend of modern living and tranquility, making it an ideal home for those looking for comfort and style.

As you step inside, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertainment. The property boasts two cosy bedrooms, offering a peaceful retreat at the end of the day. The bathroom is well-appointed, ensuring convenience and comfort for the residents.

The modern kitchen is a highlight of this home, equipped with sleek appliances and contemporary decor, making it a joy to cook and entertain in. The property's modern design extends throughout, creating a cohesive and stylish living space that is sure to impress.

Situated on a private close, this house offers a sense of security and exclusivity, perfect for those seeking a peaceful environment. The tranquil, well-kept garden space to the rear of the property provides a serene outdoor oasis, ideal for enjoying a morning coffee or hosting gatherings with friends and family.

Don't miss the opportunity to make this modern single-story house your own. With its convenient location, modern amenities, and peaceful surroundings, this property is a true gem.

If you would like any further information or have any questions at all please feel free to contact our Bury branch at your convenience.

# Inglewhite Close, Bury, BL9 9NT

£250,000



- Tenure Leasehold
- Council Tax Band C
- EPC Rating D
- Off Road Parking With Drive And Access To Garage
- Detached Bungalow
- Two Spacious Bedrooms
- Contemporary Fitted Kitchen
- Ideal Home For A Couple Wishing To Downsize Or Single Occupancy
- Extensive Rear Laid To Lawn Garden
- Easy Access To Major Commuter Routes

## Ground Floor

### Entrance

UPVC door to hallway.

### Hallway

15'10 x 4'11 (4.83m x 1.50m)

Central heating radiator, smoke alarm, loft access, doors to reception room, bedroom one, bedroom two, bathroom and laminate floor.

### Reception Room

13'2 x 12'3 (4.01m x 3.73m)

UPVC double glazed window, central heating radiator, gas fire with granite mantle and surround, coving, door to kitchen and laminate flooring.

### Kitchen

10'3 x 7'11 (3.12m x 2.41m)

UPVC double glazed window, central heating radiator, high gloss wall and base units, laminate work tops, oven, four ring electric hob, extractor hood, tiled splash backs, integrated dishwasher, plumbed for washing machine and space for fridge freezer.

### Shower Room

5'10 x 5'9 (1.78m x 1.75m)

UPVC double glazed frosted window, central heating towel radiator, pedestal wash basin, dual flush WC, enclosed direct feed rainfall shower with rinse head, part tiled elevation and laminate floor.

### Bedroom One

11'1 x 10'10 (3.38m x 3.30m)

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

### Bedroom Two

11'1 x 9'8 (3.38m x 2.95m)

UPVC French doors to conservatory, central heating radiator and laminate flooring.

### Conservatory

9'6 x 9' (2.90m x 2.74m)

UPVC double glazed windows, UPVC double glazed French doors to rear and laminate flooring.

### External

#### Rear

Enclosed laid to lawn garden with paved patio.

#### Front

Paved flagged drive to the front entrance.



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