



# FINE & COUNTRY




- Meadow Park, Irwell Vale, Ramsbottom, Bury
- 4 Bedroom, Detached Family Home
- Generous Living Accommodation
- Sun Room, Garage / Workshop Space
- Gardens & Ample Driveway Parking
- Comparatively Tucked-Away Setting
- No Chain Delay
- Contact Us To View - By Appointment Only

## 22 Meadow Park, Irwell Vale, Bury, BL0 0QB

This 4 bedroom, executive detached family home offers generous living accommodation, a sought after setting, sun room, garage / workshop space, good gardens and a comparatively tucked-away position in the lovely surroundings of Irwell Vale - Viewing Highly Recommended, Contact Us To View



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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Meadow Park, Irwell Vale, Bury is a generously sized 4 bedroom executive family home. Set within lovely surroundings, this property offers neutral décor throughout and has the bonus of good size garage / workshop space and a sun room too. Surrounded by gardens / patio space which is also well presented, this property offers a great combination of indoor and outdoor provision, topped off by a picture perfect, sought after location too.

Internally, this property briefly comprises: Entrance Hall, WC Lounge, Dining Room, Breakfast Kitchen, Sun Room, Utility Room and integral Workshop /Garage. To the first floor, off the Landing, are Bedroom 1 with En-Suite Shower Room, Bedrooms 2-4 and the Family Bathroom. Externally, leading to the integral Workshop/ Garage is an ample Driveway and the property is surrounded by beautiful and extensive Gardens.

Located close to lovely walks and country surroundings, this property offers an unusual combination of both conveniently nearby motorway links, with wonderful rural surroundings. Set within a comparatively private cul-de-sac of similar properties, this is a home which really must be viewed to be fully appreciated.

**Hallway 22'6" x 6'2"**

**WC 6'9" x 2'8"**

**Lounge 13'9" x 13'11"**

**Dining Room 9'5" x 13'11"**

**2nd Lounge 12'0" x 14'0"**

**Kitchen/Breakfast Room 10'11" x 10'11"**

**Conservatory 15'6" x 10'4"**

**Utility 7'3" x 11'11"**

**Landing**

**Bedroom 1 12'0" x 14'1"**

**En-suite Shower Room 11'1" x 5'6"**

**Bedroom 2 12'0" x 14'1"**

**Bedroom 3 11'1" x 14'1"**

**Bedroom 4 8'2" x 7'9"**

**Bathroom 11'0" x 6'9"**

**Workshop / Garage 16'1" x 18'0"**

**Further Workshop 15'1" x 7'2"**

**Front Driveway**

**Front Garden**

**Rear Patio & Garden**

**Agents Notes**

**Disclaimer F&C**

