



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Osborne Close, Bury, BL8 2DD

£575,000

AN IMPRESSIVE FAMILY HOME ON A FANTASTIC PLOT

Nestled in the tranquil Osborne Close, Bury, this outstanding link-detached house is a remarkable find for any discerning buyer. Boasting an impressive five double bedrooms, this property offers ample space for a growing family. The two well-appointed reception rooms provide a perfect setting for both relaxation and entertaining, while the stylish interiors reflect a commitment to quality and comfort.

The property has been meticulously maintained and presented to the highest standard, ensuring that it is ready for you to move straight in. The impressive extension enhances the living space, creating a versatile environment that can adapt to your family's needs. With two modern bathrooms, convenience is at your fingertips.

One of the standout features of this home is the enviable wrap-around gardens, which provide a delightful outdoor retreat for both children and adults alike. The two substantial garages offer excellent storage solutions and present an exciting opportunity for conversion into an annex, subject to the necessary planning permissions.

Situated in a quiet cul-de-sac, this property enjoys a desirable setting that combines peace and privacy with accessibility to local amenities. The spacious rooms and thoughtful layout make it

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- Five Double Bedroom Home
 - Wrap Around Gardens
 - Off Road Parking
 - Tenure - Leasehold
- Spacious Extended Family Living
 - Two Substantial Garages
 - EPC Rating - TBC
- Two Modern Bathrooms
 - Stylish Interiors Throughout
 - Council Tax Band - D

Ground Floor

Entrance

UPVC double glazed frosted door to hall.

Hall

20'2 x 8'7 (6.15m x 2.62m)

Central heating radiator, spotlights with sensors, solid oak floor, doors to understairs storage, lounge, bedroom one, bedroom two and bathroom, stairs to first floor.

Bedroom One

16'6 x 13'3 (5.03m x 4.04m)

Central heating radiator, spotlights, ceiling fan, fitted wardrobes, solid oak floor, UPVC double glazed French doors to rear.

Bedroom Two/ Office

10'1 x 9'10 (3.07m x 3.00m)

UPVC double glazed window, central heating radiator, solid oak floor.

Bathroom

9'10 x 7'10 (3.00m x 2.39m)

UPVC double glazed frosted window, central heating radiator, a four piece suite comprising of a dual flush WC, corner panel bath with traditional taps, pedestal wash basin with traditional taps, direct feed shower enclosure, tiled elevations, spotlights with sensor, tiled flooring.

Lounge

14'1 x 11'10 (4.29m x 3.61m)

Two UPVC double glazed windows, UPVC double glazed bow window, hardwood single glazed frosted double doors to open plan reception room/dining room.

Open Plan Reception Room/ Dining Room

23'3 x 22'6 (7.09m x 6.86m)

Four UPVC double glazed windows, two central heating radiators, spotlights, two ceiling fans, television point, solid oak flooring, two UPVC double glazed French doors to rear, hardwood single glazed frosted double doors to kitchen.

Kitchen

14'9 x 12'8 (4.50m x 3.86m)

UPVC double glazed window, central heating radiator, range of panelled wood effect wall and base units, granite effect surfaces, stainless stell one and a half sink and drainer with

mixer tap, three door range cooker with five ring gas hob, integrated extractor hood, space for fridge freezer, spotlights with sensors, tiled flooring, UPVC double glazed French doors to rear.

First Floor

Landing

17 x 13'11 (5.18m x 4.24m)

Two Velux windows, eave storage, spotlights with sensors, doors to three bedroom, two walk in wardrobes and bathroom.

Bedroom Three

17'2 x 12'8 (5.23m x 3.86m)

Central heating radiator, spotlights, eave storage, UPVC double glazed French doors to Juliette balcony.

Bedroom Four

12 x 11'11 (3.66m x 3.63m)

Central heating radiator, spotlights, UPVC double glazed French doors to Juliette balcony.

Bedroom Five

13'9 x 8'3 (4.19m x 2.51m)

UPVC double glazed window, central heating radiator, spotlights, eaves storage.

Walk In Wardrobe One

7'4 x 6'9 (2.24m x 2.06m)

Integrated storage.

Walk In Wardrobe Two

5'2 x 4'1 (1.57m x 1.24m)

Central heating radiator, integrated storage.

Bathroom

9'10 x 9'4 (3.00m x 2.84m)

UPVC double glazed frosted window, chrome heated towel rail four piece suite comprising of dual flush WC, vanity top wash basin with mixer tap, panelled bath with mixer tap, double direct feed walk in shower, tiled elevations, extractor fan, eaves storage, spotlights with sensors, wood effect laminate flooring.

External

Front

Tarmac driveway for multiple cars with block paving border, access to garage.

Garage

10'8 x 10'4 (3.25m x 3.15m)

Door to office.

Office

12'10 x 8'4 (3.91m x 2.54m)

Two UPVC double glazed windows, power, lighting, UPVC double glazed frosted door to rear.

Rear

Wrap around garden with laid to lawn vegetable patch, bedding areas, mature shrubbery, access to greenhouse, additional storage space, courtyard and double garage.

Double Garage

19'4 x 16'4 (5.89m x 4.98m)

Power and lighting.



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