



**2 Plantation View, Bury, BL9 5PT**  
**£310,000**

Plantation View enjoys an enviable setting overlooking Summerseat Park, giving you greenery on the doorstep without sacrificing convenience. You're within easy reach of Bury town centre for shops, restaurants and the famous **\*\*Bury Market\*\***, while local amenities, schools and transport links are all close by. Commuters are well placed for access into Manchester via the nearby Metrolink from **\*\*Bury Interchange\*\***, as well as straightforward road connections via the A56 and M66. It's the kind of spot that balances daily practicality with weekend walks quite nicely.

The property itself offers generous and versatile accommodation arranged over three floors plus a useful cellar. The ground floor is designed with modern living in mind, featuring an open-plan living, dining and kitchen space – ideal for entertaining or keeping an eye on family life – with access down to the cellar. To the first floor is a spacious double bedroom enjoying those same lovely park views, alongside a large bathroom fitted with a four-piece suite. The second floor provides two further well-proportioned double bedrooms, giving flexibility for family, guests or home working. Externally, there are lawned gardens to the front overlooking the park, while to the rear is a private driveway complete with EV charging point.

#### Front

Lawn, raised decking, power, path, views to park, hedging border.

#### GROUND FLOOR

##### Open Kitchen/Diner/Living Room

7.6m x 4.4m. Open kitchen/dining/living room: integrated Bosch hob, oven, extractor, Hotpoint dishwasher, fridge/freezer, door to rear, door to basement, wood flooring, wall mounted and base units, window to front and rear, painted walls.

#### FIRST FLOOR

##### Bedroom 14'5" x 12'5" (4.4m x 3.8m)

Front facing, carpet, fitted wardrobes and storage, window to rear, painted walls, radiator.

##### Bathroom 12'1" x 8'10" (3.7m x 2.7m)

Four piece suite, tiled floor, tiled and painted and wallpaper walls, window to front, fitted storage, radiator.

#### SECOND FLOOR

##### Bedroom 11'5" x 12'1" (3.5m x 3.7m)

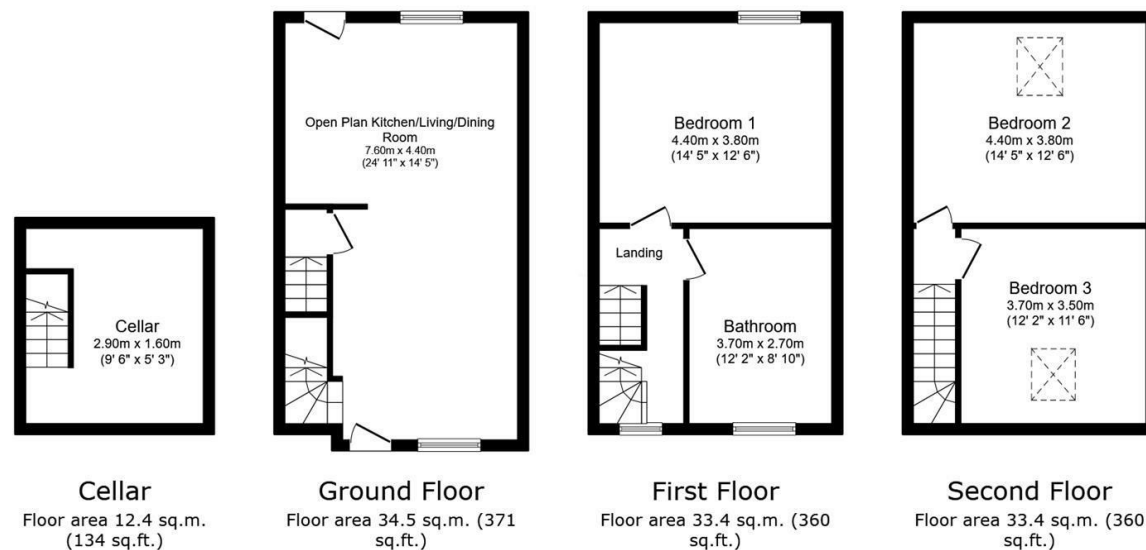
Rear facing, skylight, carpet, radiator, painted walls.

##### Bedroom 14'5" x 12'5" (4.4m x 3.8m)

Front facing, skylight, carpet, radiator, painted walls.

#### Rear

Driveway, EV point, shed, tap



Total floor area: 113.8 sq.m. (1,225 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)