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11 GREENBROOK CLOSE  
Bury, BL9 6NS  
£210,000

# 11 GREENBROOK CLOSE

## Property at a glance

- SEMI-DETACHED PROPERTY
- LOUNGE & KITCHEN/DINER
- CONSERVATORY
- WALKING DISTANCE TO BURY TOWN CENTRE
- CLOSE TO CLARENCE PARK
- CUL-DE-SAC

Well presented three bedroom semi-detached property located in the ever popular Chesham area of Bury. The location offers excellent access to and is within walking distance to Bury town centre, local primary schools (including Chesham Primary and St Josephs & St Bedes), a handy parade of shops with Clarence park and Chesham woods being on the doorstep and only a short drive to junction 2 M66. In Brief the property comprises of: Entrance Hall, lounge, kitchen/diner and conservatory. To the first floor are three bedrooms (two being double) and family bathroom. The property benefits from garden to the front and rear and driveway providing off road parking.

Tenure - Leasehold - 999 years from 1 January 1985  
Ground Rent - £25 pa  
Council Tax Band - C  
EPC - C



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Floor 0



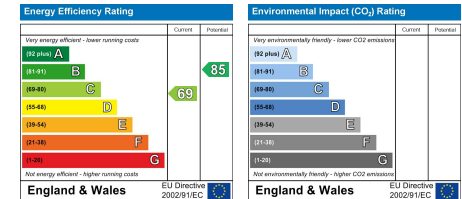
Floor 1

Approximate total area<sup>(1)</sup>  
72.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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