



Hampshire Close, Bury, BL9 9EZ

£290,000

A BEAUTIFUL THREE BEDROOM SEMI DETACHED PROPERTY WITH OFF ROAD PARKING, DETACHED GARAGE AND GYM

This three bedroom property is being proudly welcomed to the market in a sought after area in Bury. Immaculately presented with spacious interiors and boasting a superb open plan fitted kitchen and dining room, a bright conservatory, a spacious living room, a downstairs bathroom as well as a three piece shower room, three good sized bedrooms, a well maintained enclosed rear garden and ample off-road parking to the front of the property. Situated conveniently close for accessing well regarded schools, is close to local amenities, nearby countryside walks, close to bus routes and has great connections to major commuter routes, the property comprises briefly; A welcoming entrance to the vestibule with a door to the hallway which is open to the dining room and has doors providing access to the living room, three piece bathroom and cloakroom. The dining room is open plan to the kitchen and to the conservatory. The conservatory has doors providing access to the beautiful rear garden. The living room has stairs leading to the first floor where there is a landing with doors providing access to three bedrooms and a three piece shower room.

Externally, to the front of the property there is laid to lawn garden with bedding areas and a driveway providing off-road parking. To the rear of the property, there is an enclosed laid to lawn garden with a paved patio, mature shrubs, bedding and a detached garage that has a gym to the rear.

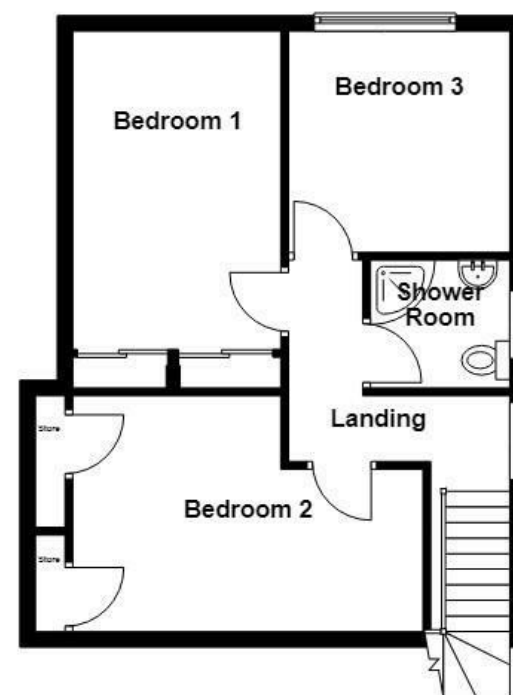
Viewings can be arranged by calling our Bury team, at your earliest convenience.

For further information or to arrange a viewing please contact our Bury branch at your earliest convenience.

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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3 2 3 D

- Detached Dormer Bungalow With Three Generously Sized Bedrooms And Beautifully Presented
 - Light And Airy Conservatory
 - Open Plan Kitchen
- Tenure Freehold
 - Ground Floor Bathroom
 - Front & Rear Gardens
- EPC Rating D
 - Two Reception Rooms
 - Driveway For Ample Off Road Parking Detached Garage & Gym

Ground Floor

Entrance

Composite door leads to the vestibule.

Vestibule

3'9 x 3' (1.14m x 0.91m)

Wood effect flooring and a door leads to the hall.

Hall

10'11 x 5'7 (3.33m x 1.70m)

Central heating radiator, coving to the ceiling, spotlights, wood effect flooring, an opening leads to the dining room and doors lead to the bathroom and to the lounge.

Lounge

20'2 x 16'8 (6.15m x 5.08m)

UPVC double glazed window, UPVC double glazed bay window, two central heating radiators, television point, stairs to the first floor, spotlights an coving to the ceiling.

Bathroom

6'9 x 5'5 (2.06m x 1.65m)

UPVC double glazed frosted window, central heated towel rail, three piece suite comprises: dual flush WC, pedestal wash basin with mixer tap, a P shaped bath with mixer tap and mains feed shower, tiled elevations, spotlights and tiled flooring.

Dining Room

11'5 x 10'8 (3.48m x 3.25m)

Central heating radiator, spotlights, coving to the ceiling, Worcester boiler, wood effect flooring and openings lead to the kitchen and to the conservatory.

Kitchen

15'8 x 8'3 (4.78m x 2.51m)

UPVC double glazed window, a range of wood wall and base units, laminate worktops, stainless steel sink, drainer and mixer tap, a double oven and a four ring induction hob, extractor hood, a Zanussi microwave, dishwasher, plumbing for a washing machine, tiled elevations, spotlights and til effect flooring.

Conservatory

12'3 x 10' (3.73m x 3.05m)

UPVC double glazed windows, sloped poly-carbonate roof, wood effect flooring and UPVC double glazed french doors lead to the rear.

First Floor

Landing

9'11 x 9'1 (3.02m x 2.77m)

UPVC double glazed window, central heating radiator, loft access, spotlights to the ceiling and doors lead to the shower room and to three bedrooms.

Bedroom One

15'1 x 9'7 (4.60m x 2.92m)

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

Bedroom Two

15' x 10'3 (4.57m x 3.12m)

Two UPVC double glazed windows, central heating radiator, access to eaves and a storage cupboard.

Bedroom Three

9'6 x 9'4 (2.90m x 2.84m)

UPVC double glazed window and a central heating radiator.

Shower Room

5'11 x 5'5 (1.80m x 1.65m)

UPVC double glazed window, central heated towel rail, three piece suite comprises: dual flush WC, pedestal wash basin with mixer tap, a corner electric feed shower enclosure, tiled elevations, spotlights and wood effect flooring.

External

Front

A driveway providing off-road parking for numerous vehicles, and a laid to lawn garden with bedding and a gate leads to the rear garden.

Rear

Enclosed laid to lawn garden with a paved patio, bedding, mature shrubs and a detached garage with a gym at the back.

Garage

16'11 x 9'8 (5.16m x 2.95m)

Up and over garage door and a UPVC double glazed window,

Gym

9'11 x 7'7 (3.02m x 2.31m)

Tiled flooring.

