



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	70	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Arbour Close, Bury, BL9 5HJ

Offers Over £299,950

A GORGEOUS FOUR BEDROOM SEMI DETACHED FAMILY HOME

Welcome to this beautifully renovated four-bedroom semi-detached house located on Arbour Close in Bury. This property has been thoughtfully modernised, making it an ideal family home that is ready for you to move into without delay.

As you enter, you will be greeted by a bright and spacious lounge, perfect for relaxing or entertaining guests. The modern kitchen is a standout feature, equipped with contemporary fittings that cater to all your culinary needs. Additionally, the property boasts a separate utility area, providing extra convenience for your household chores.

On the ground floor, you will find a handy downstairs shower room, which is particularly useful for busy family life. The garden is well-maintained and offers ample space for outdoor activities, while the outhouse provides extra storage or could be transformed into a delightful garden retreat.

Moving upstairs, you will discover three generously sized double bedrooms, ensuring that everyone has their own comfortable space. A well-appointed shower room on this floor adds to the practicality of the home.

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 4  2  1  C

- Renovated Semi-Detached Property
 - Spacious Reception Room
 - Convenient Access to Burrs Country Park
 - EPC Rating C
- Four Bedrooms
 - Ground Floor & First Floor Shower Rooms
 - Freehold
- Modern Fitted Kitchen
 - Front & Rear Gardens with Stunning Views
 - Council Tax Band B

Ground Floor

Entrance Porch

5'2 x 3'5 (1.57m x 1.04m)

UPVC double glazed front entrance door, UPVC double glazed window, tiled flooring and door to the hallway.

Hallway

13'6 x 7'4 (4.11m x 2.24m)

UPVC double glazed window, central heating radiator, tiled flooring, stairs to the first floor and doors to reception room and kitchen.

Reception Room

17'10 x 11'9 (5.44m x 3.58m)

UPVC double glazed window, two central heating radiators, television point, feature fireplace and wood effect flooring.

Kitchen

20'11 x 13'1 (6.38m x 3.99m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with marble effect surfaces, composite one and half bowl sink with drainer and mixer tap, electric oven with four ring gas hob, extractor hood, space for fridge freezer, spotlights, tiled flooring and doors to utility, bedroom four and rear porch.

Utility Room

4'7 x 4'4 (1.40m x 1.32m)

UPVC double glazed window, range of panelled base units with granite effect surfaces, stainless steel sink with drainer and mixer tap, plumbing for washing machine, extractor fan and tiled flooring.

Rear Porch

9'3 x 5'7 (2.82m x 1.70m)

UPVC double glazed window, central heating towel rail, tiled flooring, door to shower room and UPVC double glazed door to the rear.

Shower Room

7'2 x 5' (2.18m x 1.52m)

Central heating towel rail, dual flush WC, vanity top wash basin, direct feed shower unit, tiled elevations, PVC panelled ceiling, extractor fan and tiled flooring.

Bedroom Four

13'`10 x 8'11 (3.96m `3.05m x 2.72m)

UPVC double glazed window, central heating radiator, tiled flooring and UPVC double glazed French doors to the rear.

First Floor

Landing

12'5 x 6'2 (3.78m x 1.88m)

UPVC double glazed window, central heating radiator, loft access, smoke alarm and doors to three bedrooms and shower room.

Bedroom One

13'11 x 11'5 (4.24m x 3.48m)

UPVC double glazed window, central heating radiator and wood effect flooring.

Bedroom Two

13'9 x 11'6 (4.19m x 3.51m)

UPVC double glazed window, central heating radiator and wood effect flooring.

Bedroom Three

10'1 x 8'4 (3.07m x 2.54m)

UPVC double glazed window, central heating radiator and wood effect flooring.

Shower Room

8'7 x 4'8 (2.62m x 1.42m)

Two UPVC double glazed windows, central heating towel rail, dual flush WC, vanity top wash basin, direct feed shower unit, tiled elevations, PVC panelled ceiling, extractor fan and tiled flooring.

External

Front

Enclosed front garden.

Rear

Enclosed artificial lawn garden with stone paving and outhouse.



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