



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(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		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Griffin Close, Bury, BL9 6LG

Offers Over £160,000

A DELIGHTFUL THREE BEDROOM PROPERTY IN BURY

Nestled in the tranquil setting of Griffin Close, Bury, this charming three-bedroom house presents an excellent opportunity for first-time buyers and savvy investors alike. The property boasts a well-proportioned reception room, providing a welcoming space for relaxation and entertaining guests.

With three comfortable bedrooms, this home is ideal for families or those seeking extra space for a home office or guest room. The bathroom is conveniently located, ensuring practicality for everyday living.

Situated in a quiet area, the property offers a peaceful retreat while still being within easy reach of the vibrant centre of Bury. Excellent transport links make commuting and accessing local amenities a breeze, allowing residents to enjoy the best of both worlds.

This delightful house is a perfect canvas for those looking to make their mark, whether you are stepping onto the property ladder for the first time or seeking a promising investment opportunity. Do not miss the chance to view this lovely home in a desirable location.

Griffin Close, Bury, BL9 6LG

Offers Over £160,000

 3  2  1  C

- Three Bedroom Family Home
 - Quiet Cul De Sac Location
 - Off Road Parking
 - Tenure - Freehold
- Spacious Reception Room
 - Ideal First Time Buy Or Investment
 - EPC Rating - C
- Fitted Kitchen
 - Excellent Transport Links
 - Council Tax Band - A

Ground Floor

Enclosed paved yard, stone chippings.

Porch

7'1 x 4'5 (2.16m x 1.35m)

Hall

16'5 x 4'5 (5.00m x 1.35m)

Reception Room

16'8 x 9'4 (5.08m x 2.84m)

Kitchen

16 x 9'9 (4.88m x 2.97m)

First Floor

Landing

13'2 x 8'8 (4.01m x 2.64m)

Bedroom One

13'9 x 9'6 (4.19m x 2.90m)

En Suite

5'6 x 3'2 (1.68m x 0.97m)

Bedroom Two

12'5 x 6'10 (3.78m x 2.08m)

Bedroom Three

10'3 x 5'9 (3.12m x 1.75m)

Bathroom

5'7 x 5'6 (1.70m x 1.68m)

WC

5'7 x 2'6 (1.70m x 0.76m)

Shower Room

5'6 x 3'4 (1.68m x 1.02m)

External

Front

Paved driveway.

Rear

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