Keenans

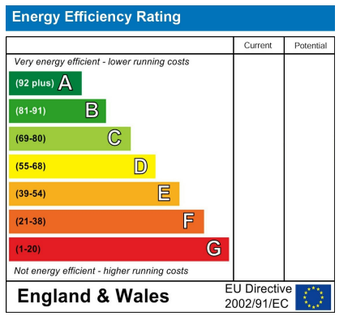












Portinscale Close, Bury, BL8 1DB

£485,000

AN EXCEPTIONAL EXTENDED DETACHED FAMILY HOME IN A HIGHLY DESIRABLE LOCATION

Occupying an enviable position within a highly desirable residential cul-de-sac just off Walshaw Road, within easy reach of Walshaw village and Bury town centre, this impressive extended detached residence effortlessly combines contemporary elegance, generous proportions and exceptional versatility. Beautifully appointed throughout, the property has been thoughtfully designed to accommodate the demands of modern family living whilst providing a sophisticated setting for entertaining.

Upon entering, a welcoming hallway incorporating bespoke under staircase storage leads to two inviting reception rooms, offering versatile spaces for relaxation and social gatherings. The true centrepiece of the home is the outstanding open-plan kitchen and reception area, where contemporary finishes and an intelligently considered layout create a striking yet functional living environment. Expansive bifold doors flood the interiors with natural light and establish a seamless connection with the garden, beautifully uniting indoor and outdoor living.

To the first floor, four generously proportioned bedrooms provide superb accommodation for a growing family, complemented by a family bathroom and en suite, whilst an additional WC further enhances everyday convenience.

Externally, the property enjoys an inviting rear garden complete with external power sockets, providing an idyllic setting for alfresco dining, entertaining and relaxation. A substantial driveway provides off-road parking for multiple vehicles.

Combining sophisticated interiors, impressive living spaces and an enviable residential location, this outstanding home presents a remarkable opportunity for those seeking a contemporary family residence without compromising on style, space or practicality. Internal viewing is essential to fully appreciate the quality, versatility and exceptional lifestyle this property affords.

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.

2 The Rock, Bury, BL9 0AD
Tel: 01617510340 | Email: bury@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

Portinscale Close, Bury, BL8 1DB

£485,000

4 3 2

- An Exceptional Detached Family Home
- Impressive Open Plan Kitchen/Living/Dining Space
- Off Road Parking For Multiple Vehicles And Added Garage
- Tenure Freehold
- Four Generously Sized Bedrooms
- Fully Upgraded
- Council Tax Band D
- Immaculately Presented
- Perfect Family Home
- EPC Rating TBC

Ground Floor

Entrance

Composite double glazed frosted door to hall.

Hall

14'2 x 6'2 (4.32m x 1.88m)

Central heating radiator, smoke alarm, herringbone effect lino flooring, bespoke understairs storage, doors to WC, reception room, kitchen/living/dining area, staircase to the first floor,

WC

5'6 x 2'8 (1.68m x 0.81m)

UPVC double glazed frosted window, central heating radiator, a two piece suite comprising of a dual flush WC, vanity top wash basin with traditional taps, tiled elevations, herringbone effect lino flooring.

Reception Room

14'3 x 11'7 (4.34m x 3.53m)

UPVC double glazed bay window, central heating radiator, wall mounted electric living flame fire, television point, solid oak effect laminate flooring.

Kitchen/Living/Dining Area

27 x 24 (8.23m x 7.32m)

Three Velux windows, upright central heating radiator, central heating radiator a range of mixed high glossed wall and base units, Quartz surface, inset composite sink with a high spout mixer and boiling tap, integrated high rise double Neff oven with a four ring induction hob, space for an American style fridge freezer, integrated dishwasher, centre island with breakfast bar, bespoke inset bar unit, pendant lighting, television point, spotlights, engineered wood flooring, door to the utility room, aluminium double glazed bi-folding doors to the rear.

Utility

8'11 x 8'3 (2.72m x 2.51m)

A range of mixed high glossed wall and base units, granite surface, ceramic Belfast sink with a high spout spring mixer tap, plumbing for a washing machine and dryer, space for a fridge, spotlights, solid oak flooring, UPVC double glazed door to the side.

First Floor

Landing

12'8 x 3'9 (3.86m x 1.14m)

Doors to four bedrooms and a family bathroom.

Bedroom One

13 x 12'5 (3.96m x 3.78m)

UPVC double glazed window, central heating radiator, television point, fitted wardrobes, door to the en suite.

En Suite

5'3 x 5'1 (1.60m x 1.55m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a vanity top wash basin with traditional taps, dual flush WC, corner direct feed shower enclosure, tiled elevations, granite effect lino flooring.

Bedroom Two

11'5 x 10'7 (3.48m x 3.23m)

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

Bedroom Three

12'4 x 8'5 (3.76m x 2.57m)

UPVC double glazed inset bay window, central heating radiator.

Bedroom Four

10'7 x 8'5 (3.23m x 2.57m)

UPVC double glazed window, central heating radiator,

Bathroom

6'6 x 6'4 (1.98m x 1.93m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, L shaped tiled panelled bath with mixer tap and a direct feed over head shower, tiled elevations, spotlights, LED mirror, extractor fan, tiled flooring.

External

Front

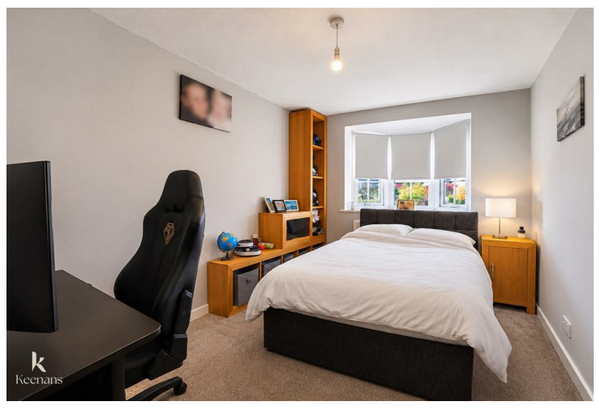
Blocked paved driveway with bedded areas, lighting and access to the garage.

Rear

Enclosed tiered garden with laid to lawn, bedding paving, pergola, mature shrubs, power sockets and lighting.







Tel: 01617510340

www.keenans-estateagents.co.uk