



375 Manchester Road, Bury
£325,000

Miller Metcalfe
Every step of the way

375 Manchester Road

Bury

This impressive family home has been thoughtfully designed with both modern living and practicality in mind. The ground floor features **two spacious reception rooms**, providing excellent flexibility for entertaining, relaxing or working from home, alongside a stylish **contemporary gloss kitchen with integrated appliances** and a useful downstairs WC. Upstairs, there are **three well-proportioned bedrooms** and a beautifully appointed **three-piece shower room**, finished to a high standard.

Outside, the home truly comes into its own. The **fabulous, generously proportioned rear garden is not overlooked**, creating a private and versatile outdoor space ideal for family gatherings, entertaining, children's play or simply enjoying the peace and quiet. A substantial **brick-built outbuilding with power** provides an excellent workshop, studio or storage facility.

The garden also provides access to an **oversized detached garage**, offering secure parking and considerable additional storage or workspace. The overall outdoor arrangement provides fantastic versatility, with potential for landscaping or future extension, subject to the relevant permissions.

A rare opportunity to acquire a spacious, exceptionally well-presented family home with superb outdoor space, excellent ancillary accommodation and no onward chain. Early viewing is highly recommended.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

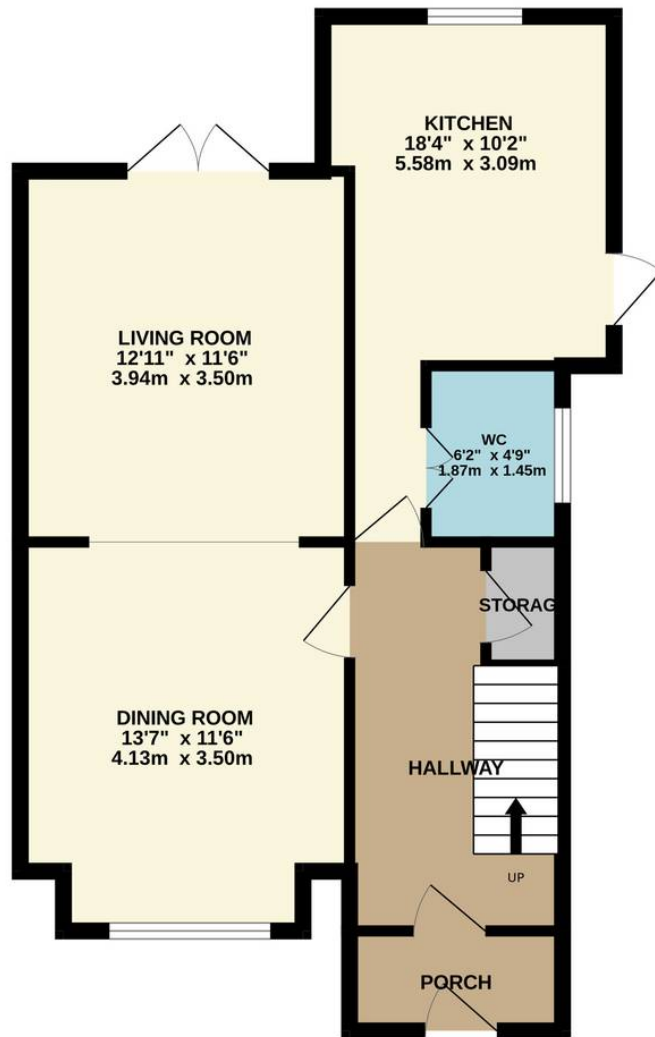




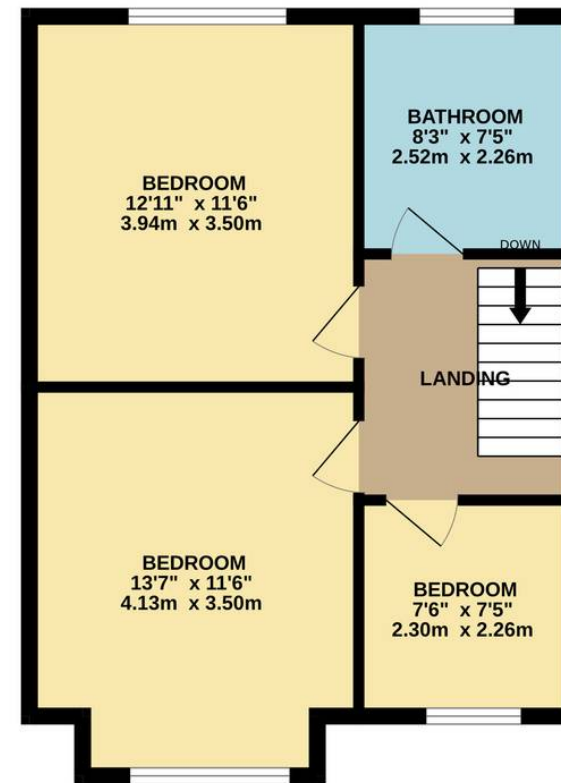




GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1065 sq.ft. (98.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Miller Metcalfe Bury

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