



PEARSON FERRIER®
BLACK LABEL

**9, Manor Gardens
Bury
£895,000**

Manor Gardens Bury

A truly magnificent modern bespoke built detached property situated in a select gated development of five properties in total. 9 Manor gardens provide substantial accommodation over three floors covering an internal floor area of around 4500 square feet, finished to exacting standards and offering adaptable living spaces for an extended family. There are six bedrooms in total with six bathrooms, a grand family room/kitchen with views over the patio, garden room and lawned gardens, a formal lounge, a laundry room, a boot room and the most significant perhaps in the very impressive entrance hallway with central staircase leading up to the first floor and then second floor landings. The current owners are to be congratulated on their design and attention to detail throughout. Externally there is a good sized driveway, patio area, composite decking and one of the largest garden rooms we have seen. Beyond there is a lawned garden with views towards Goshen playing fields.

Tenure tbc
EPC Rating - B
Council Tax Banding tbc



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









Kirwin House

Approximate Gross Internal Area : 247.89 sq m / 2668.26 sq ft

Attic : 106.18 sq m / 1142.91 sq ft

Outbuilding : 41.52 sq m / 446.91 sq ft

Total : 395.59 sq m / 4258.09 sq ft



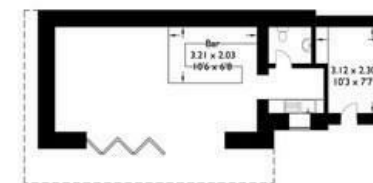
Ground Floor



First Floor



Attic Floor



Outbuilding

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.



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