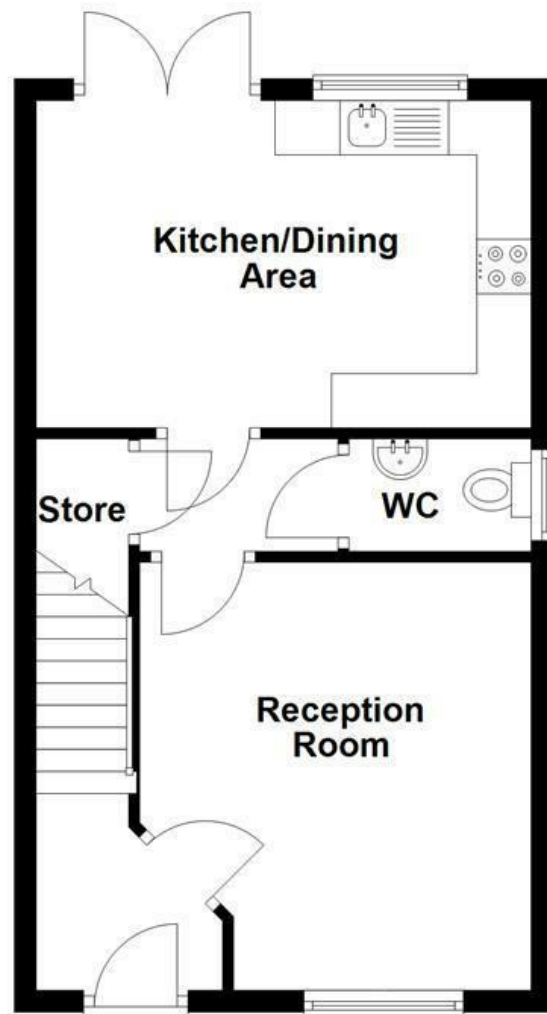


Ground Floor



First Floor



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 96        |
| (81-91) <b>B</b>                            | 84                      |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.

## Redbrook Close, Bury, BL9 6GT

### Offers Over £290,000

GORGEOUS THREE BEDROOM HOME WITH A GENEROUS GARDEN

Nestled in the desirable area of Redbrook Close, Bury, this charming three-bedroom house presents an excellent opportunity for families and professionals alike. The property boasts a spacious reception room that flows seamlessly into an open-plan kitchen and dining area, creating a perfect space for both everyday living and entertaining guests.

The contemporary decor throughout the home is neutral, allowing for a variety of personal styles to be easily incorporated. With two well-appointed bathrooms, including a convenient downstairs WC, this residence is designed for modern living.

One of the standout features of this property is the generous rear garden, which offers ample space for children to play or for hosting gatherings with friends and family. The outdoor area is a true asset, providing a tranquil retreat from the hustle and bustle of daily life.

Additionally, the house includes off-road parking for two vehicles, ensuring that you will never have to worry about finding a space. The location is particularly advantageous, with easy access to commuter routes and local amenities, making it ideal for those who travel for work or enjoy the convenience of nearby shops and services.



# Redbrook Close, Bury, BL9 6GT

## Offers Over £290,000

 3  2  1  B

- Exquisite Semi Detached Property
  - Contemporary Fitted Dining Kitchen
  - Off Road Parking
  - EPC Rating B
- Three Bedrooms
  - Stunning Presentation Throughout
  - Tenure Freehold
- Two Bathrooms
  - Spacious Rear Garden
  - Council Tax Band C

### Ground Floor

#### Entrance Hall

5'8 x 4'10 (1.73m x 1.47m)

UPVC double glazed frosted front door, central heating radiator, smoke detector, parquet wood effect flooring, door to reception room and stairs to first floor.

#### Reception Room

12'11 x 11'10 (3.94m x 3.61m)

UPVC double glazed window, central heating radiator, television point and door to inner hall.

#### Inner Hall

5'11 x 3'5 (1.80m x 1.04m)

Spotlights, parquet wood effect flooring, doors leading to WC, kitchen/dining area and under stairs storage.

#### WC

5'6 x 3'5 (1.68m x 1.04m )

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, partially tiled elevations, spotlights and parquet wood effect flooring.

#### Kitchen/Dining Area

15'0 x 9'11 (4.57m x 3.02m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with laminate work surfaces, integrated oven with four ring gas hob and extractor hood, glass splashback, stainless steel sink and drainer with mixer tap, integrated dishwasher, integrated fridge freezer, integrated washing machine, enclosed boiler, spotlights, parquet wood effect flooring and UPVC double glazed French doors to rear.

### First Floor

#### Landing

Central heating radiator, loft access, smoke detector, doors leading to three bedrooms, bathroom and airing cupboard.

#### Bedroom One

12'0 x 9'11 (3.66m x 3.02m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite.

#### En Suite

6'2 x 5'6 (1.88m x 1.68m )

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosed, extractor fan, spotlights, tiled elevations and parquet wood effect flooring.

#### Bedroom Two

9'6 x 7'10 (2.90m x 2.39m)

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

#### Bedroom Three

9'6 x 6'10 (2.90m x 2.08m)

UPVC double glazed window and central heating radiator.

### Bathroom

6'2 x 5'5 (1.88m x 1.65m )

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, spotlights, extractor fan, tiled elevations and wood effect flooring.

### External

#### Rear

Enclosed garden with laid to lawn and paved patio.

#### Front

Laid to lawn, paving and tarmac driveway.



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