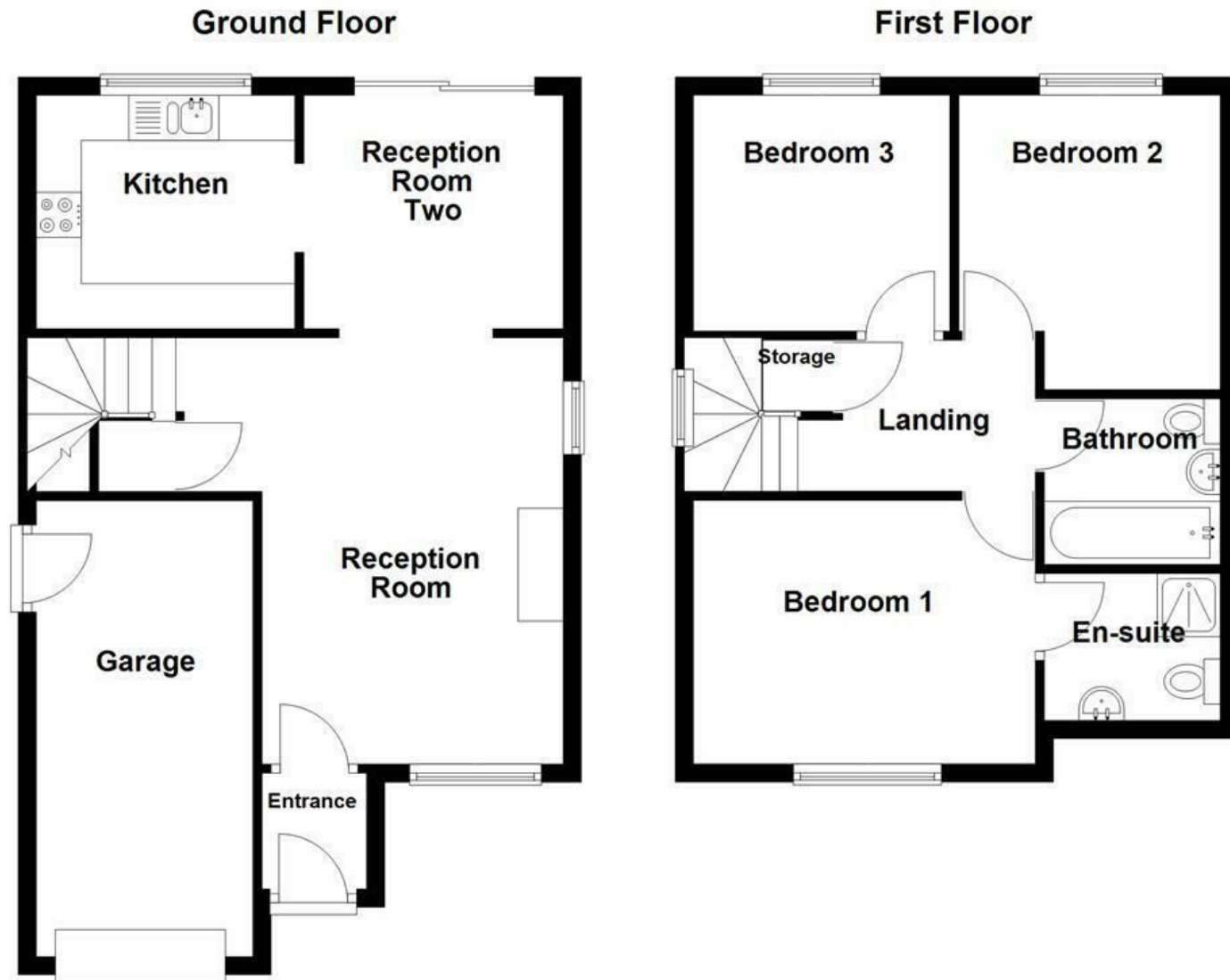




| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 72      | 77        |
| (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 |         |           |
| 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.

## Meadowbrook Close, Bury, BL9 7LE

### Offers Over £260,000

A SPACIOUS DETACHED FAMILY HOME WITH GREAT POTENTIAL

Situated in the tranquil Meadowbrook Close in Bury, this charming detached house presents an excellent opportunity for those seeking a modern family home. Built in 1999, this new build property boasts a generous living space, featuring a spacious living room that seamlessly flows into a delightful dining area, perfect for entertaining guests or enjoying family meals.

The residence comprises three well-proportioned bedrooms, with the main bedroom benefiting from an ensuite bathroom, providing a private sanctuary for relaxation. The additional bathroom ensures convenience for family members and guests alike.

Set in a convenient location, this home offers off-road parking along with an integral single garage, making it ideal for a small family or a professional couple. The property provides a blank canvas, allowing new owners the opportunity to infuse their personal style and create their dream living space.

With its appealing layout and modern amenities, this house is not just a place to live, but a place to thrive. Don't miss the chance to make this delightful property your own.

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# Meadowbrook Close, Bury, BL9 7LE

## Offers Over £260,000

 3  2  1  C

- Tenure Leasehold
  - Off Road Parking With Access To A Single Garage
  - Fitted Kitchen
  - Ample Rear Garden Space
- Council Tax Band C
  - Ideal Family Home
  - Sought After Location
- EPC Rating C
  - Three Well Proportioned Bedrooms
  - Easy Access To Major Commuter Routes

### Ground Floor

#### Entrance

Composite double glazed frosted door to porch.

#### Porch

4'8 x 3'9 (1.42m x 1.14m)  
Central heating radiator and door to reception room one.

#### Reception Room One

19'2 x 13'11 (5.84m x 4.24m)  
UPVC double glazed window, central heating radiator, smoke alarm, television point, stairs to first floor, door to under stairs storage and archway to reception room two.

#### Reception Room Two

9'5 x 8'3 (2.87m x 2.51m)  
Central heating radiator, UPVC double glazed sliding door to rear and archway to kitchen.

#### Kitchen

9'5 x 8'6 (2.87m x 2.59m)  
UPVC double glazed window, wall and bae units, laminate work top, oven with four ring gas hob, tiled splash back, extractor hood, composite one and a half sink and drainer with mixer tap, space for under counter fridge and freezer, plumbed for washing machine, extractor fan and tiled effect flooring.

### First Floor

#### Landing

loft access, smoke alarm, doors to three bedrooms, bathroom and above stairs storage.

#### Bedroom One

12'4 x 9'8 (3.76m x 2.95m)  
UPVC double glazed window, central heating radiator and door to en suite.

#### En Suite

6'5 x 5'4 (1.96m x 1.63m)  
UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin, direct feed shower enclosure, part tiled elevation, extractor fan and spotlights.

#### Bedroom Two

10'5 x 9'6 (3.18m x 2.90m)  
UPVC double glazed window and central heating radiator.

#### Bedroom Three

9'4 x 8'8 (2.84m x 2.64m)  
UPVC double glazed window and central heating radiator.

#### Bathroom

6'5 x 6'2 (1.96m x 1.88m)  
UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin, wood panel bath with mixer tap and rinse head, part tiled elevation and spotlights.

### External

#### Rear

Laid to lawn garden with bedding areas and paving.

#### Front

Laid to lawn garden, bedding areas, driveway for off road parking and leading to a garage.

#### Garage

16'4 x 8'2 (4.98m x 2.49m)



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