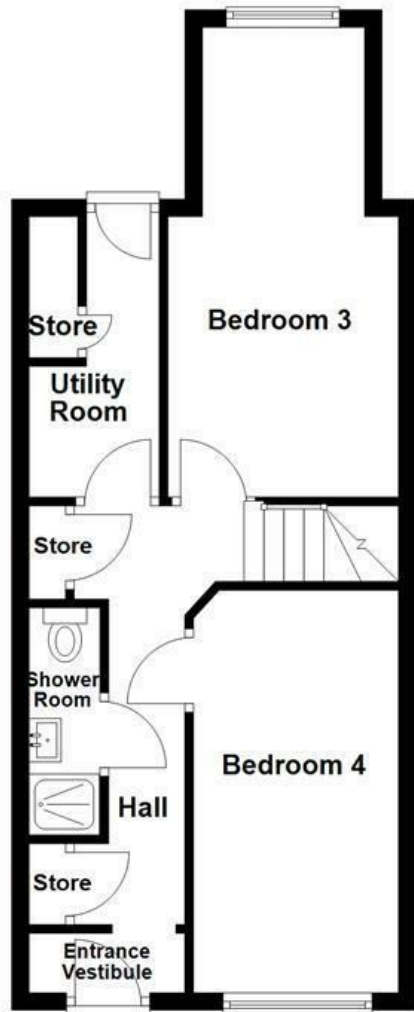
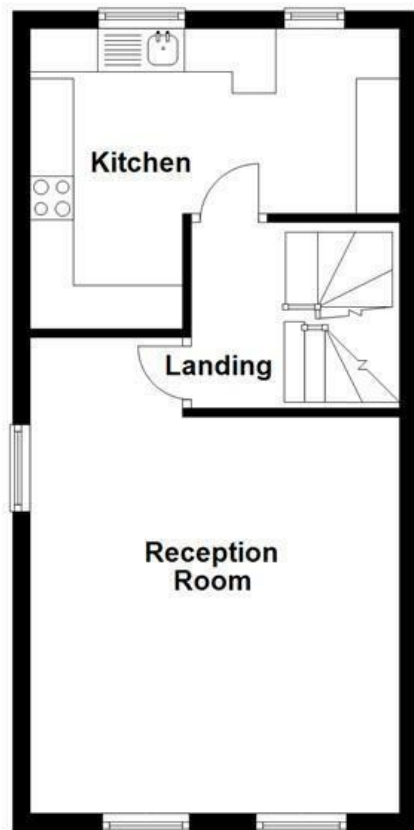


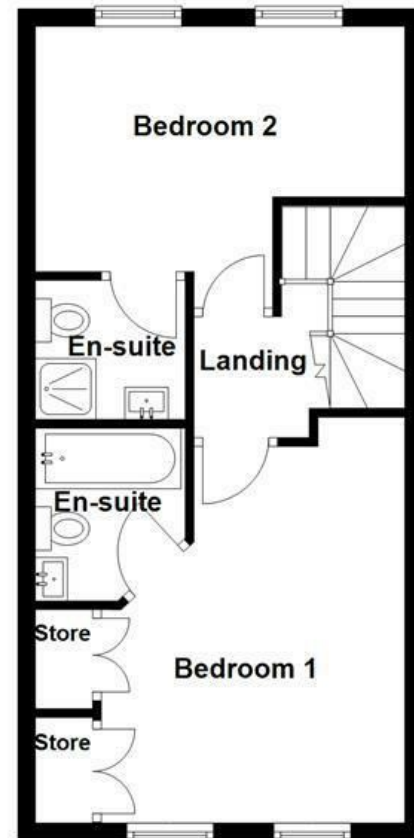
**Ground Floor**  
Approx. 42.1 sq. metres (453.7 sq. feet)



**First Floor**  
Approx. 38.5 sq. metres (414.4 sq. feet)



**Second Floor**  
Approx. 39.1 sq. metres (420.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.

## Barlow Close, Bury, BL9 6WF

### Offers Over £295,000

AN EXQUISITE, FULLY UPDATED END TOWNHOUSE PROPERTY

Nestled in the charming area of Barlow Close, Bury, this exquisite end townhouse offers a perfect blend of modern living and stylish interiors. The property has been fully updated and is presented to an immaculate standard, making it an ideal choice for families or those seeking a spacious home.

Boasting four generously sized double bedrooms, this townhouse provides ample space for relaxation and privacy. The three well-appointed bathrooms ensure convenience for all residents, while the reception room offers a welcoming area for entertaining guests or enjoying quiet evenings at home.

At the heart of this home lies a newly fitted kitchen, which is not only functional but also a stunning focal point. With modern fixtures and fittings, it is designed to meet the needs of contemporary living, making cooking and dining a pleasure.

The exterior of the property features beautifully landscaped gardens that are low maintenance, allowing you to enjoy the outdoors without the hassle of extensive upkeep. Additionally, the double driveway provides ample parking space, a sought-after feature in this desirable location.

This townhouse is not just a home; it is a lifestyle choice, offering comfort, style, and convenience in a vibrant community. With its prime location and exceptional features, this property is sure to attract those looking for a modern family home in Bury.

For further information or to arrange a viewing please contact our Bury branch at your earliest convenience.

# Barlow Close, Bury, BL9 6WF

Offers Over £295,000



- Four Double Bedroom End Townhouse
- Three Modern Bathrooms
- Off Road Parking
- Tenure - Leasehold
- Fully Updated Throughout
- Immaculately Presented Interiors
- EPC Rating - TBC
- Newly Fitted Contemporary Kitchen
- Low Maintenance Landscaped Gardens
- Council Tax Band - C

## Ground Floor

### Entrance

Composite double glazed frosted door to entrance vestibule.

### Hall

16'2 x 12'2 (4.93m x 3.71m)

Central heating radiator, spotlights, smoke alarm, two storage cupboards, wood effect laminate flooring, doors to two bedrooms and shower room, single glazed door to utility room, stairs to first floor.

### Shower Room

8'7 x 2'8 (2.62m x 0.81m)

UPVC double glazed frosted window, central heating radiator, three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosure, PVC panelled elevations, tiled elevations, spotlights, extractor fan, tiled flooring.

### Bedroom Three

17'9 x 8'9 (5.41m x 2.67m)

UPVC double glazed window, central heating radiator, acoustic wood panel elevations, wood effect laminate flooring.

### Bedroom Four

15'9 x 7'9 (4.80m x 2.36m)

UPVC double glazed window, central heating radiator, integrated desk, wood effect laminate flooring.

### Utility Room

7'10 x 5'8 (2.39m x 1.73m)

Central heating radiator, space for washing machine and dryer, integrated Baxi boiler, extractor fan, integrated storage, vinyl flooring, UPVC double glazed frosted door to rear.

## First Floor

### Landing

8'8 x 6'7 (2.64m x 2.01m)

Smoke alarm, single glazed doors to reception room and kitchen/ breakfast room, stairs to second floor.

### Reception Room

17'5 x 14'9 (5.31m x 4.50m)

Three UPVC double glazed window, central heating radiator, spotlights, media wall with lighting and television point, wood effect laminate flooring.

## Kitchen/ Breakfast Room

14'9 x 10 (4.50m x 3.05m)

Two UPVC double glazed window, central heating radiator, range of gloss wall and base units, marble surfaces, exposed brick splashbacks, inset stainless steel sink and boiling water mixer tap, integrated electric high rise oven and combi microwave, four ring induction hob and extractor hood, space for American fridge freezer, integrated dish washer, integrated wine cooler, integrated breakfast bar, spotlights, wood effect laminate flooring.

## Second Floor

### Landing

8'11 x 4'9 (2.72m x 1.45m)

Smoke alarm, doors to bedroom one and bedroom two.

### Bedroom One

14'9 x 12'8 (4.50m x 3.86m)

Two UPVC double glazed windows, central heating radiator, fitted wardrobes, wood effect laminate flooring, door to en suite.

### En Suite

6'6 x 5'8 (1.98m x 1.73m)

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

### Bedroom Two

14'9 x 10'8 (4.50m x 3.25m)

Two UPVC double glazed window, central heating radiator, loft access, wood effect laminate flooring, door to en suite.

### En suite

5'8 x 5'3 (1.73m x 1.60m)

Chrome heated towel rail, three piece suite comprising of dual flush WC, direct feed shower enclosure, vanity top wash basin with mixer tap, tiled elevations, spotlights, extractor fan, tiled effect lino flooring.

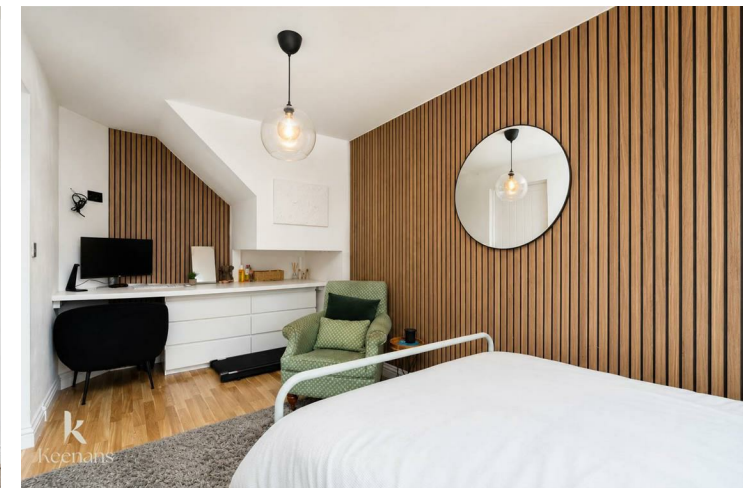
## External

### Front

Double driveway.

### Rear

Enclosed garden with artificial lawn, decking area, stone chipping, lighting.



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