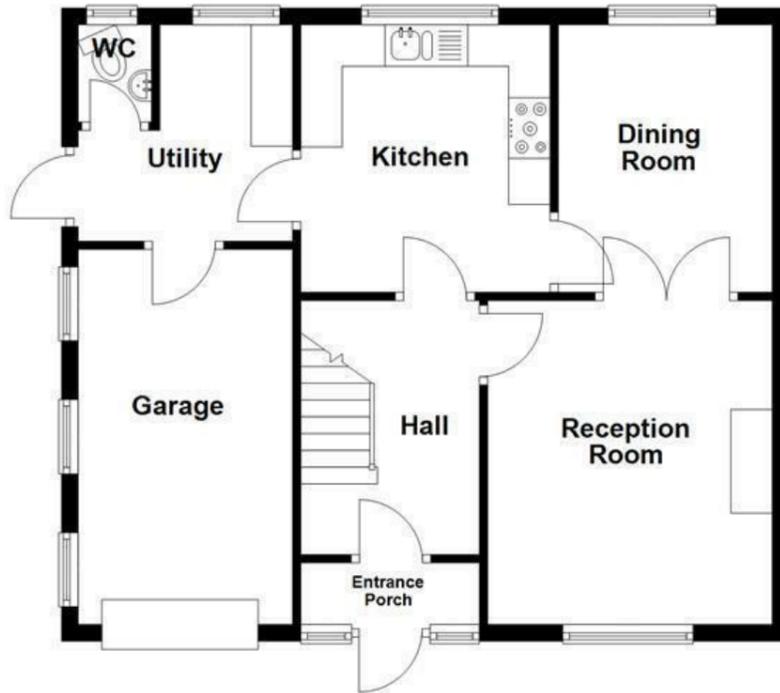
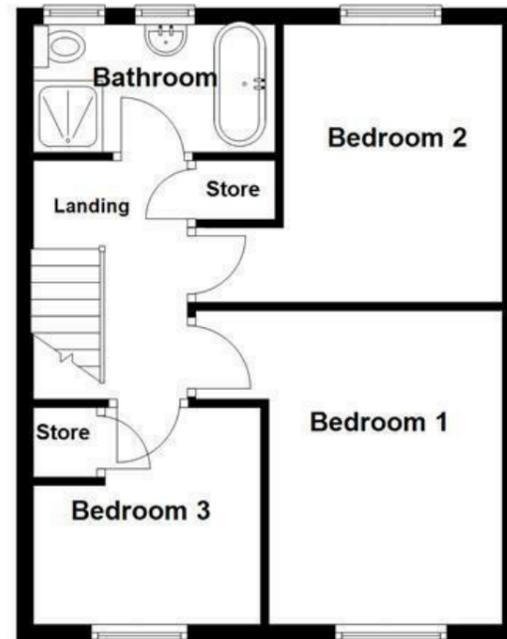


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D	63		
(39-54) E			
(21-38) F			
(1-20) G			
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.

## Gosforth Close, Bury, BL8 1EA

### £310,000

AN OUTSTANDING DETACHED FAMILY HOME

Welcome to this charming detached house located on Gosforth Close in Bury. This delightful property features three well-proportioned bedrooms and a modern bathroom, making it an ideal family home. The spacious layout includes two inviting reception rooms, perfect for entertaining guests or enjoying quiet family time.

Nestled in a peaceful close, this home offers a serene environment while remaining conveniently close to local amenities. The modern decor and high-quality appliances throughout the property add a touch of elegance, ensuring a comfortable and stylish living experience.

Outside, you will find a generous front drive that provides ample parking for both residents and visitors. The beautifully maintained gardens offer a lovely outdoor space for relaxation and play, making it perfect for families. Additionally, the integral garage adds further convenience for storage or parking.

This property is ready for you to move straight in and start creating lasting memories with your loved ones. With its prime location, spacious rooms, and modern features, this house is sure to meet all your needs for an ideal living space. Don't miss the opportunity to make this lovely house your new home.

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

# Gosforth Close, Bury, BL8 1EA

£310,000



- Exceptional Detached Property
- Fitted Kitchen
- Off Road Parking and Integral Garage
- EPC Rating D
- Three Bedrooms
- Ample Living Space
- Tenure Leasehold
- Four Piece Bathroom Suite
- Immaculate Presentation
- Council Tax Band D

## Ground Floor

### Entrance Porch

7'1 x 2'4 (2.16m x 0.71m )

UPVC double glazed front door, UPVC double glazed window and door to hall.

### Hall

12'6 x 6'2 (3.81m x 1.88m)

Central heating radiator, coving, dado rail, doors leading to reception room, kitchen and stairs to first floor.

### Reception Room

12'9 x 11'9 (3.89m x 3.58m)

UPVC double glazed window, central heating radiator, coving, dado rail, gas fire with decorative surround, television point and double doors to dining room.

### Dining Room

10'6 x 8'6 (3.20m x 2.59m )

UPVC double glazed window, central heating radiator, coving, dado rail and door to kitchen.

### Kitchen

10'10 x 9'5 (3.30m x 2.87m )

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with marble effect work surfaces, under unit lighting, composite splashback, composite one and a half bowl sink and drainer with high spout spring neck mixer tap, three door range cooker with five ring gas hob and extractor hood, integrated fridge freezer, tiled flooring and door to utility.

### Utility

9'3 x 8'1 (2.82m x 2.46m)

UPVC double glazed window, central heating radiator, base unit with laminate work surface, plumbing for washing machine, space for dryer, vinyl flooring, doors to WC, garage, storage and UPVC door to rear.

### WC

3'10 x 2'8 (1.17m x 0.81m)

Dual flush WC, pedestal wash basin with mixer tap and vinyl flooring.

### Garage

16'9 x 8'6 (5.11m x 2.59m)

Three hardwood single glazed windows, boiler, power, lighting and up and over garage door.

## First Floor

### Landing

8'1 x 6'1 (2.46m x 1.85m )

UPVC double glazed frosted window, coving, doors leading to three bedrooms and bathroom.

### Bedroom One

11'9 x 11'0 (3.58m x 3.35m)

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

### Bedroom Two

12'2 x 11'10 (3.71m x 3.61m)

UPVC double glazed window, central heating radiator, coving and wood effect laminate flooring.

### Bedroom Three

9'3 x 8'1 (2.82m x 2.46m)

UPVC double glazed window, central heating radiator, coving and over stairs storage.

### Bathroom

8'9 x 5'5 (2.67m x 1.65m )

Two UPVC double glazed frosted windows, central heating radiator, low basin WC, pedestal wash basin with traditional taps, ball and clawfoot rolltop bath with mixer tap and rinse head, direct feed rainfall shower enclosed, spotlights, tiled elevations and tiled flooring.

### External

### Rear

Enclosed laid to lawn garden with paved patio, bedding areas and mature shrubbery.

### Front

Laid to lawn garden, mature shrubbery, paved driveway and access to garage.



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