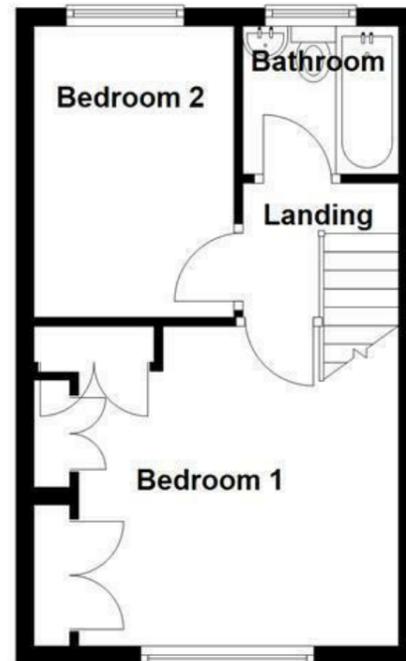


Ground Floor



First Floor



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

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.

## Inglewhite Close, Bury, BL9 9NT

### Offers In The Region Of £225,000

SPACIOUS TWO BEDROOM SEMI DETACHED PROPERTY WITH VIEWING ESSENTIAL

Nestled in the charming area of Inglewhite Close, Bury, this delightful semi-detached house offers a perfect blend of comfort and convenience. With two generously sized bedrooms, this property is ideal for small families, couples, or individuals seeking extra space.

Upon entering, you are welcomed by a spacious reception room that provides an inviting atmosphere for relaxation and entertaining. The fitted kitchen/dining area is well-equipped, making meal preparation a pleasure. Adjacent to the kitchen, the conservatory adds a touch of elegance and serves as a lovely space to enjoy the garden views throughout the seasons.

The property features a well-appointed three-piece bathroom suite, ensuring that your daily routines are both comfortable and efficient. Outside, the enclosed garden to the rear offers a private sanctuary, perfect for outdoor activities or simply unwinding in the fresh air.

For those with vehicles, the block-paved driveway provides off-road parking for two cars, adding to the convenience of this lovely home.

Inglewhite Close is a peaceful location, yet it remains close to local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a friendly community. This semi-detached house is not just a property; it is a place where you can create lasting memories. Don't miss the opportunity to make it your own.

# Inglewhite Close, Bury, BL9 9NT

Offers In The Region Of £225,000

 2  1  2  C

- Tenure Leasehold
- Council Tax Band B
- EPC Rating C
- Off Road Parking With Drive
- Two Generously Sized Bedrooms
- Fitted Kitchen/Dining Area
- Ideal Home For A Small Family Or Couple
- Enclosed Rear Garden
- Easy Access To Major Commuter Routes
- Close Proximity To Local Amenities

## Ground Floor

### Entrance

Composite door to vestibule.

### Vestibule

3'3 x 2'10 (0.99m x 0.86m)

Coving and door to reception room.

### Reception Room

13'4 x 12'4 (4.06m x 3.76m)

UPVC double glazed window, central heating radiator, coving, living flame gas fire with marble effect hearth and mantle, stairs to first floor and door to kitchen/dining area.

### Kitchen/Dining Area

13'3 x 9'11 (4.04m x 3.02m)

Two UPVC double glazed windows, central heating radiator, wood panel wall and base units, laminate work top, stainless steel one and a half sink and drainer with mixer tap, integrated oven, four ring electric hob, tiled splash back, extractor hood, integrated fridge freezer and dishwasher, plumbed for washing machine, integrated downlights, tiled floor and UPVC double glazed door to conservatory.

### Conservatory

9'9 x 7'4 (2.97m x 2.24m)

UPVC double glazed windows, central heating radiator, and UPVC double glazed door to rear.

## First Floor

### Landing

7'4 x 5'11 (2.24m x 1.80m)

UPVC double glazed window, smoke alarm, loft access (which is partly boarded), doors to two bedrooms and bathroom.

### Bedroom One

13'4 x 11'7 (4.06m x 3.53m)

UPVC double glazed window, UPVC double glazed circular window, central heating radiator, fitted wardrobes and boiler cupboard with Logic combi boiler.

### Bedroom Two

10'6 x 7'1 (3.20m x 2.16m)

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

## Bathroom

5'10 x 5'4 (1.78m x 1.63m)

UPVC double glazed frosted window, central heating radiator, dual flush WC and vanity unit combined with mixer tap, panel bath with mixer tap, direct feed shower with rinse head, tiled elevation and wood effect laminate flooring.

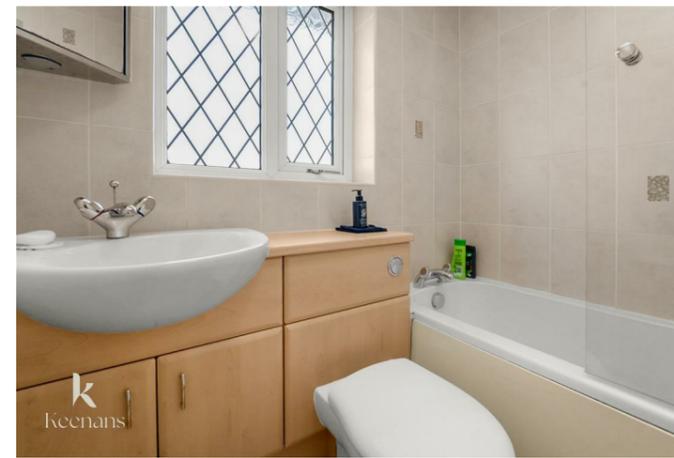
## External

### Front

Block paved drive for off road parking.

### Rear

Enclosed garden.



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