



# Vanguard Close, Bury, BL8 1NF

## £275,000

THREE BED END TERRACE TOWNHOUSE

Nestled in the desirable Vanguard Close in Bury, this charming townhouse offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The entry hall welcomes you into a spacious reception room, which flows seamlessly into the kitchen, creating an inviting atmosphere for both relaxation and entertaining.

The kitchen is thoughtfully designed, featuring a utility room and French doors that open up to a generous rear garden, perfect for outdoor gatherings or simply enjoying a quiet moment in nature. The garden provides ample space for children to play or for gardening enthusiasts to cultivate their green thumbs.

On the first floor, you will find two comfortable bedrooms along with a well-appointed main bathroom, ensuring convenience for family and guests alike. The top floor is dedicated to the master bedroom, which boasts a walk-in wardrobe and an ensuite bathroom, offering a private retreat for the homeowner.

Additionally, the property benefits from parking at the front, making it easy for residents and visitors. This townhouse is not only a lovely home but also a fantastic opportunity to enjoy a peaceful lifestyle in a friendly community. With its spacious layout and modern amenities, this property is sure to impress. Don't miss the chance to make this delightful townhouse your new home.

| Energy Efficiency Rating                    |           |                                                                                     |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                           |
| Very energy efficient - lower running costs |           |                                                                                     |
| (92 plus) <b>A</b>                          | <b>76</b> | <b>87</b>                                                                           |
| (81-91) <b>B</b>                            |           |                                                                                     |
| (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 |           |                                                                                     |
| 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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3 2 1 C

- Stunning Three Bedroom Townhouse
  - Main Bedroom with Walk-in Wardrobe And En-suite
  - Easy Access to Commuter Links
  - EPC Rating - C
- Perfect for Family Living
  - Low Maintenance Rear Garden
  - Tenure - Leasehold
- Large Living Room & Kitchen/Dining Room
  - Driveway And Visitor Parking Available
  - Council Tax Band - C

## Ground Floor

### Entrance Hallway

9'4 x 4'1 (2.84m x 1.24m )

PVC door, frosted window, central heating radiator, wooden flooring, stairs to first floor, door to reception room one.

### Reception Room One

18'0 x 9'8 (5.49m x 2.95m)

UPVC double glazed window, central heating radiator, storage cupboard, door to kitchen.

### Kitchen

10 x 13'1 (3.05m x 3.99m )

Lino flooring, UPVC double glazed French door, stainless steel circle sink with mixer tap, laminate worktops, space for American style fridge, washer and dryer and door to utility.

## First Floor

### Bedroom Two

13'1 x 10'4 (3.99m x 3.15m)

Two UPVC double glazed windows, central heating radiator.

### Bedroom Three

13'1 x 8'4 (3.99m x 2.54m)

Two UPVC double glazed windows, central heating radiator.

### Bathroom

6'4 x 6'2 (1.93m x 1.88m)

UPVC frosted double glazed window, lino flooring, partially tiled walls, wall mounted sink, dual flush WC and bath with overhead shower.

## Second Floor

### Bedroom One

13'11 x 13'2 (4.24m x 4.01m)

UPVC double glazed window, central heating radiator, door to walk-in wardrobe.

### Walk-in Wardrobe

6'6 x 9'2 (1.98m x 2.79m)

Double glazed window, door to en-suite.

### En-Suite

Lino flooring, partially tiled elevation, wall mounted wash basin, dual flush WC, corner walk-in shower with direct feed shower head.

## External

### Rear Garden

Artificial grass and decking.



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