

## Chisholme Close, Bury, BL8 4HH Offers In The Region Of £650,000

AN IDYLIC FAMILY HOME

Nestled in the highly sought-after Chisholme Close in Greenmount, Bury, this exceptional detached family home presents an outstanding opportunity for those seeking a blend of luxury and comfort. The property boasts an enviable ground floor and side extension, providing an abundance of high-quality indoor and outdoor space that is perfect for family living and entertaining.

Upon entering, you will be greeted by stylish interiors adorned with modern fixtures and fittings throughout. The neutral decorations create a warm and inviting atmosphere, allowing you to easily personalise the space to your taste. The home features four generously sized bedrooms, ensuring ample room for family members or guests, alongside three well-appointed bathrooms that offer convenience and privacy.

The exterior of the property is equally impressive, with stunning gardens that provide a serene backdrop and picturesque field views. The double driveway and integral garage offer practical solutions for parking and storage, making this home as functional as it is beautiful.

This property is ideally suited for a growing family looking for a luxurious and stylish residence in a desirable location. With its spacious layout and high-quality finishes, it truly represents a

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	78
(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	

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# Chisholme Close, Bury, BL8 4HH

## Offers In The Region Of £650,000

 4  3  2  C

- Outstanding Detached Property
- Contemporary Fitted Dining Kitchen
- Ample Off Road Parking and Integral Garage
- EPC Rating C

- Four Bedrooms
- Presented to Highest Standard Throughout
- Tenure Freehold

- Three Bathrooms
- Stunning Rear Garden with Open Aspect Views
- Council Tax Band E

### Ground Floor

#### Entrance Hall

17'10 x 6'3 (5.44m x 1.91m)

Composite double glazed frosted leaded front door, central heating radiator, coving, smoke detector, under stairs storage, Karndean wood effect flooring, doors leading to WC, reception room one, kitchen/dining area and stairs to first floor.

#### WC

6'4 x 2'6 (1.93m x 0.76m)

UPVC double glazed frosted window, central heating radiator, coving, dual flush WC, wall mounted wash basin with mixer tap and tiled effect vinyl flooring.

#### Reception Room One

19'5 x 12'9 (5.92m x 3.89m)

UPVC double glazed window, central heating radiator, coving, two feature wall lights, gas fire with marble and limestone hearth and surround, television point, wood effect laminate flooring and double doors to reception room two.

#### Reception Room Two

11'11 x 10'2 (3.63m x 3.10m)

Upright central heating radiator, coving, wood effect laminate flooring and UPVC double glazed French doors to rear.

#### Kitchen/Dining Area

22'2 x 18'8 (6.76m x 5.69m)

UPVC double glazed window, vaulted skylight window, UPVC double glazed picture window, range of high gloss wall and base units with granite effect work surfaces, composite one and a half bowl sink and drainer with mixer tap, integrated high rise Neff oven, combi microwave and warming drawer, integrated dishwasher space for American-style fridge freezer, spotlights, under unit lighting, breakfast bar, tiled flooring with underfloor heating, door to utility and UPVC double glazed bi-folding doors to rear.

#### Utility

8'7 x 7'1 (2.62m x 2.16m)

Brick block double glazed frosted window, range of wood effect wall and base units with granite effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer, spotlights, extractor fan, tiled flooring with underfloor heating and door to garage.

### Garage

15'0 x 8'7 (4.57m x 2.62m)

Power, lighting and electric up and over garage door.

### First Floor

#### Landing

11'2 x 7'6 (3.40m x 2.29m)

Skylight window, coving, smoke detector, loft access, doors leading to four bedrooms, bathroom and linen cupboard.

#### Bedroom One

24'7 x 8'8 (7.49m x 2.64m)

UPVC double glazed frosted window, two upright central heating radiators, fitted wardrobe, open to walk-in wardrobe and UPVC double glazed French doors to Juliet balcony.

#### Walk-in Wardrobe

6'7 x 5'8 (2.01m x 1.73m)

Spotlights, fitted shelving, open wardrobe and door to en suite.

#### En Suite

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

UPVC double glazed frosted window, central heated towel rail, vanity top wash basin with mixer tap, dual flush WC, double direct feed rainfall shower enclosed, panelled elevations, spotlights, extractor fan and tiled flooring.

#### Bedroom Two

15'9 x 12'6 (4.80m x 3.81m)

UPVC double glazed window, central heating radiator, coving, spotlights, wood effect laminate flooring and door to en suite.

#### En Suite

9'1 x 7'3 (2.77m x 2.21m)

UPVC double glazed frosted window, central heating radiator, rolltop freestanding bath with mixer tap and rinse head, double direct feed rainfall shower enclosed with rinse head, low basin WC, pedestal wash basin with traditional taps, tiled elevations, spotlights, extractor fan and wood effect tiled flooring.

#### Bedroom Three

11'0 x 10'11 (3.35m x 3.33m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

### Bedroom Four

11'0 x 8'1 (3.35m x 2.46m)

UPVC double glazed window, central heating radiator coving and fitted wardrobe.

### Bathroom

8'11 x 7'6 (2.72m x 2.29m)

Two UPVC double glazed frosted windows, heated towel rail, low basin WC, pedestal wash basin with mixer tap, panel bath with mixer tap, direct feed shower enclosed, tiled elevations, spotlights and wood effect laminate flooring.

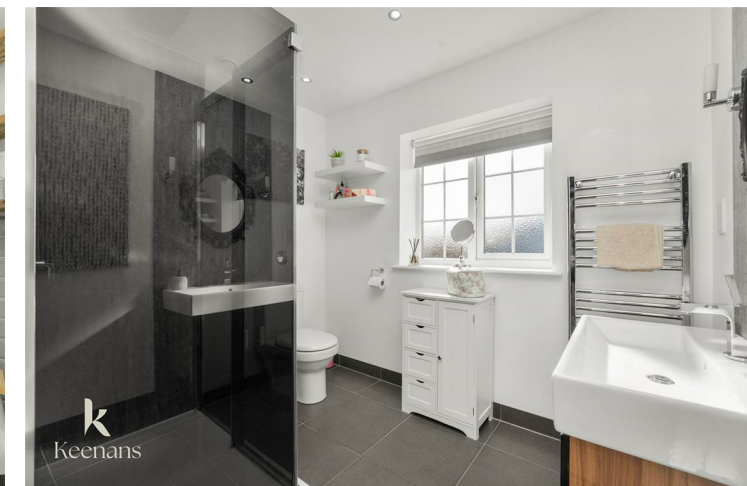
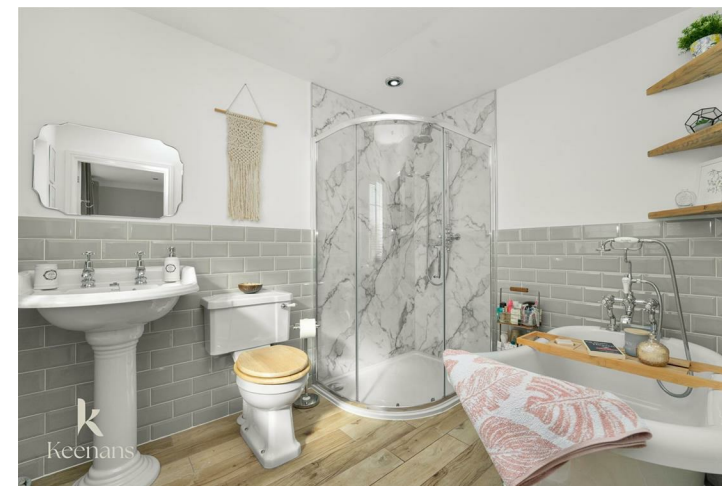
### External

#### Rear

Enclosed garden with artificial lawn, paving, raised bedding, mature shrubs and paved areas.

#### Front

Laid to lawn garden with paving, bedding, mature shrubs, double driveway and access to integral garage.



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