



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(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	

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## Whitewell Close, Bury, BL9 9NU

£299,950

### IMPRESSIVE THREE BEDROOM LINK DETACHED PROPERTY

Located in the tranquil cul-de-sac of Whitewell Close in Bury, this charming three-bedroom link-detached house offers a perfect blend of modern living and comfort. Upon entering, you are greeted by an inviting open-plan living space that seamlessly connects the lounge and dining areas, creating an ideal environment for both relaxation and entertaining. The contemporary kitchen is well-equipped, making it a delight for any home chef.

This property boasts a versatile snug that can serve as an office or playroom, catering to the needs of a busy family or a professional seeking a quiet workspace. A convenient downstairs WC adds to the practicality of the layout.

Upstairs, you will find three generously sized double bedrooms, each providing ample space for rest and personalisation. The family bathroom is well-appointed, ensuring that all your needs are met.

The lovely rear garden is a true highlight, offering a peaceful outdoor retreat for family gatherings or quiet evenings. The driveway provides convenient off-road parking, a valuable asset in today's busy world.

This delightful home is situated in a quiet area, making it an ideal choice for families or anyone looking for a serene living environment. With its modern features and versatile spaces, this property is sure to appeal to a wide range of buyers. Don't miss the opportunity to make this lovely house your new home.

# Whitewell Close, Bury, BL9 9NU

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- Three Double Bedrooms
- Tenure Freehold
- Located On a Quiet Cul De Sac
- Easy Access To Major Network Links
- Modern Open Plan Kitchen/Dining Area
- Envious Rear Garden Space
- Council Tax Band C
- Versatile Snug Or Office
- Off Road Parking With Driveway
- EPC Rating C

## Ground Floor

### Entrance

Composite frosted door to hall.

### Hall

16'3 x 2'11 (4.95m x 0.89m)

Central heating radiator, smoke alarm, doors to reception room, WC and wood effect vinyl flooring.

### WC

6' x 3'1 (1.83m x 0.94m)

UPVC frosted window, central heating towel rail, dual flush WC, pedestal wash basin, PVC to ceiling, extractor fan, part tiled elevation and tiled floor.

### Reception Room

15'6 x 12'5 (4.72m x 3.78m)

UPVC double glazed bay window, central heating radiator, electric fire with exposed brick surround, television point, smoke alarm, under stairs storage, open to kitchen/dining area and wood effect vinyl flooring.

### Kitchen/Dining Area

15'9 x 9'7 (4.80m x 2.92m)

UPVC double glazed window, central heating radiator, panel wall and base units, wood effect surface, tiled splash back, Belfast sink with draining ridges and mixer tap, oven and combi microwave oven, four ring induction hob, extractor hood, integrated dishwasher, plumbed for washer/dryer, smoke alarm, pendant lighting, door to snug/office, UPVC French doors to rear and wood effect vinyl flooring.

### Snug/Office

10'8 x 7'4 (3.25m x 2.24m)

Two UPVC double glazed windows, central heating radiator and spotlights.

## First Floor

### Landing

9' x 6'9 (2.74m x 2.06m)

UPVC frosted window, loft access, smoke alarm, doors to three bedrooms, bathroom and storage.

### Bedroom One

13'9 x 8'10 (4.19m x 2.69m)

UPVC double glazed window, central heating radiator, fitted wardrobes and bed side tables.

### Bedroom Two

11'10 x 8'10 (3.61m x 2.69m)

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

### Bedroom Three

10'5 x 6'8 (3.18m x 2.03m)

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

### Bathroom

6'7 x 6'3 (2.01m x 1.91m)

UPVC frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, direct feed rainfall overhead shower with rinse head, extractor fan, part tiled elevation and tiled effect lino flooring.

## External

### Rear

Enclosed porcelain tiled garden with artificial grass and bedding areas.

### Front

Drive for off road parking, paving, slate chippings and steps.



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