



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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.

## Kingston Close, Bury, BL8 2EN

### £500,000

#### THE PERFECT FAMILY HOME

Having been presented and updated to an immaculate standard throughout with an abundance of indoor and outdoor space, stylish decor and enviable views, this outstanding four bedroom detached property is being proudly welcomed to the market in the sought after location of Bury on a popular estate. With stunning landscaped gardens, four generously sized bedrooms, stunning open plan living areas and neutral decoration, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Bury town centre, Rochdale, Manchester and major motorway links. A credit to the current owners, this property has been transformed into a spacious and luxurious family home, with added mezzanine, two bathrooms, added garden room and contemporary fixtures and fittings, this property is ready to move straight into!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, modern fitted kitchen, WC and staircase to the first floor. The reception room and kitchen both lead openly on to a dining room whilst the reception room also leads through to a fantastic garden room. The first floor comprises of doors on to four generously sized bedrooms and a family bathroom. The main bedroom leads on to a en suite shower room. The third bedroom leads on to a stunning mezzanine with stunning views. Externally there is a stunning garden to the rear with artificial lawn with decking areas. To the front there is a laid to lawn garden with off road parking.

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



# Kingston Close, Bury, BL8 2EN

## £500,000

 4  2  3  B

- Exceptional Detached Property
- Abundance of Living Space
- Off Road Parking
- EPC Rating B
- Four Bedrooms
- No Chain Delay
- Tenure Leasehold
- Two Bathrooms
- Gardens to Front and Rear
- Council Tax Band D

### Ground Floor

#### Entrance Hall

11'6 x 7'8 (3.51m x 2.34m )

UPVC double glazed frosted front door, central heating radiator, coving, smoke alarm, tiled flooring, oak doors to reception room, kitchen, WC and stairs to first floor.

#### WC

5'7 x 3'5 (1.70m x 1.04m )

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin with traditional taps and tiled flooring.

#### Kitchen

17'10 x 10'10 (5.44m x 3.30m )

Two UPVC double glazed windows, range of wood effect wall and base units with granite effect surfaces, tiled splashback, stainless steel sink and drainer and mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, integrated dishwasher, plumbing for washing machine, tiled flooring and open to dining room.

#### Dining Room

15'2 x 8'11 (4.62m x 2.72m)

Central heating radiator, two feature wall lights, exposed brick wall, open to reception room and UPVC double glazed patio doors to rear.

#### Reception Room

26'3 x 13'10 (8.00m x 4.22m )

UPVC double glazed window, central heating radiator, television point, coving, under stairs storage and open to sun room.

#### Sun Room

11'00 x 9'8 (3.35m x 2.95m )

UPVC double glazed window, two skylights, television point, spotlights, tiled flooring and UPVC double glazed bi-folding doors to rear.

### First Floor

#### Landing

15'1 x 7'2 (4.60m x 2.18m )

UPVC double glazed window, central heating radiator, loft access, store cupboard, doors to four bedrooms and bathroom.

#### Bedroom One

14'0 x 11'4 (4.27m x 3.45m)

UPVC double glazed window, central heating radiator and door to en suite.

#### En Suite

5'9 x 5'5 (1.75m x 1.65m )

UPVC double glazed frosted window, vanity top wash basin with mixer tap, dual flush WC, double direct feed rainfall shower, tiled elevations, spotlights, extractor fan and tiled flooring with underfloor heating.

#### Bedroom Two

12'4 x 8'11 (3.76m x 2.72m)

UPVC double glazed window, central heating radiator and loft access.

#### Bedroom Three

9'9 x 8'9 (2.97m x 2.67m )

UPVC double glazed window, central heating radiator and stairs to mezzanine.

#### Mezzanine

6'3 x 8'9 (1.91m x 2.67m )

Velux window and television point.

#### Bedroom Four

11'4 x 8'6 (3.45m x 2.59m )

UPVC double glazed window and central heating radiator.

#### External

#### Rear

Enclosed garden with artificial lawn and decking areas.

#### Front

Laid to lawn and off road parking.



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