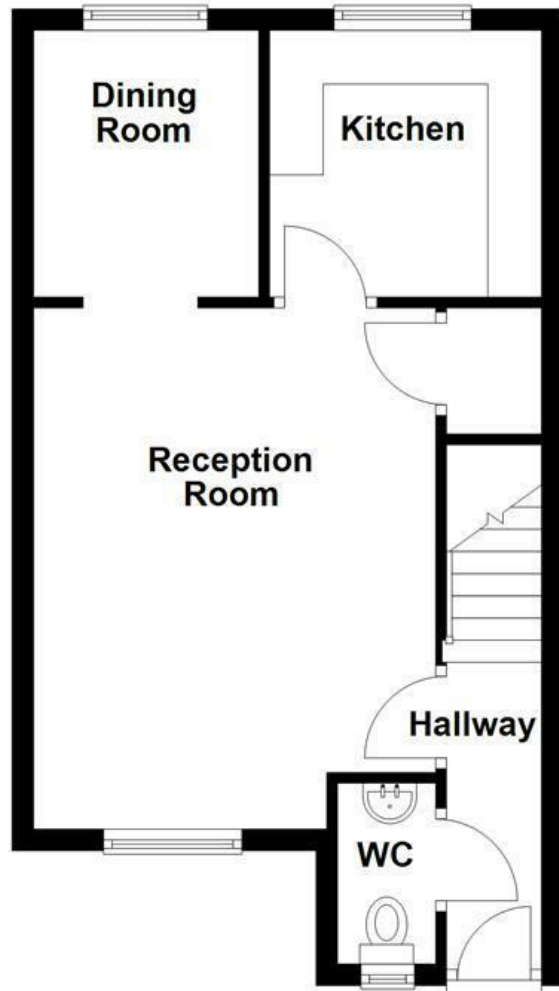
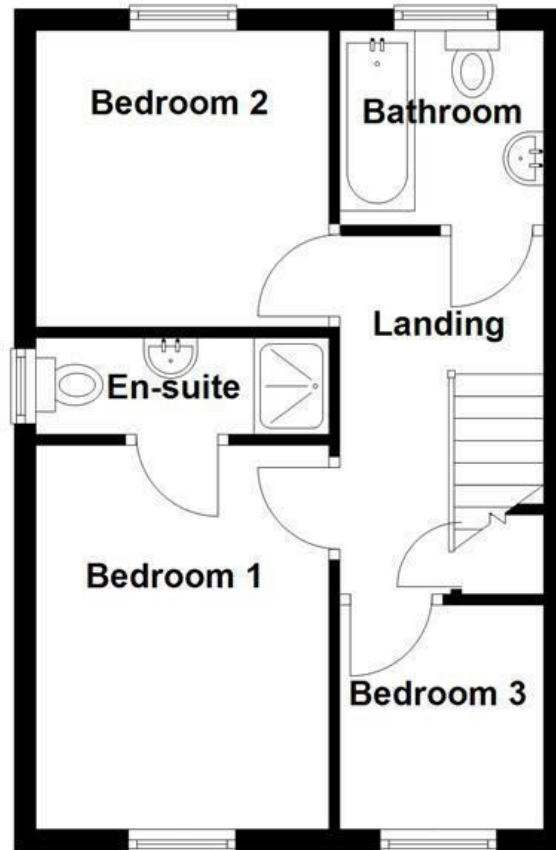


**Ground Floor**  
Approx. 37.6 sq. metres (405.0 sq. feet)



**First Floor**  
Approx. 35.2 sq. metres (379.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(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.

## Greengate Close, Bury, BL9 7AW

**£230,000**

Welcome to this charming semi-detached family home located on Greengate Close in Bury. This delightful property boasts a spacious layout, perfect for modern family living. With two inviting reception rooms, there is ample space for both relaxation and entertaining guests.

The home features three well-proportioned bedrooms, providing comfortable accommodation for the entire family. Additionally, there are two bathrooms, ensuring convenience during busy mornings and offering a touch of luxury for your daily routine.

One of the standout features of this property is the lovely back garden, which offers a serene outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying a quiet afternoon in the sun.

This semi-detached house is not only spacious but also well-suited for those seeking a family-friendly environment in a desirable location. With its combination of comfort, practicality, and outdoor charm, this home is an excellent opportunity for anyone looking to settle in Bury. Don't miss the chance to make this wonderful property your own.

Some Images have been digitally staged using AI to illustrate the potential layout and appearance of the property.

# Greengate Close, Bury, BL9 7AW

£230,000

 3  2  2  C

- Tenure Leasehold
- Ample Off Road Parking
- Ideal Family Home With Viewing Essential
- Easy Access To Major Commuter Routes

- Council Tax Band C
- Three Well Proportioned Bedrooms
- Enclosed Rear Garden Space

- EPC Rating C
- Fitted Kitchen And Three Piece Bathroom Suite
- Close Proximity To Local Amenities

## Ground Floor

### Entrance Hallway

11'7 x 3'7 (3.53m x 1.09m)

Composite front entrance door, central heating radiator, wood effect flooring, stairs to the first floor and doors to WC and reception room.

### WC

5'11 x 3'2 (1.80m x 0.97m)

UPVC double glazed frosted window, central heating radiator, dual flush WC and pedestal wash basin.

### Reception Room

16' x 12'3 (4.88m x 3.73m)

UPVC double glazed window, central heating radiator, television point, understairs storage, open archway to the dining room and door to the kitchen.

### Dining Room

8'10 x 6'11 (2.69m x 2.11m)

UPVC double glazed window and composite door to the rear.

### Kitchen

8'4 x 8'3 (2.54m x 2.51m)

UPVC double glazed window, range of wood panelled wall and base units with laminate surfaces, stainless steel one and a half bowl sink with mixer tap, electric oven with four ring gas hob, extractor hood, plumbing for washing machine and space for fridge.

## First Floor

### Bedroom One

11'7 x 9' (3.53m x 2.74m)

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

### En Suite

8'11 x 2'10 (2.72m x 0.86m)

UPVC double glazed window, central heating radiator, electric feed shower unit, dual flush WC, pedestal wash basin, tiled elevations and extractor fan.

### Bedroom Two

9' x 9' (2.74m x 2.74m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

6'10 x 6'3 (2.08m x 1.91m)

UPVC double glazed window and central heating radiator.

### Bathroom

6'3 x 5'9 (1.91m x 1.75m)

UPVC double glazed frosted window, central heating radiator, bath with direct feed shower overhead, dual flush WC and pedestal wash basin.

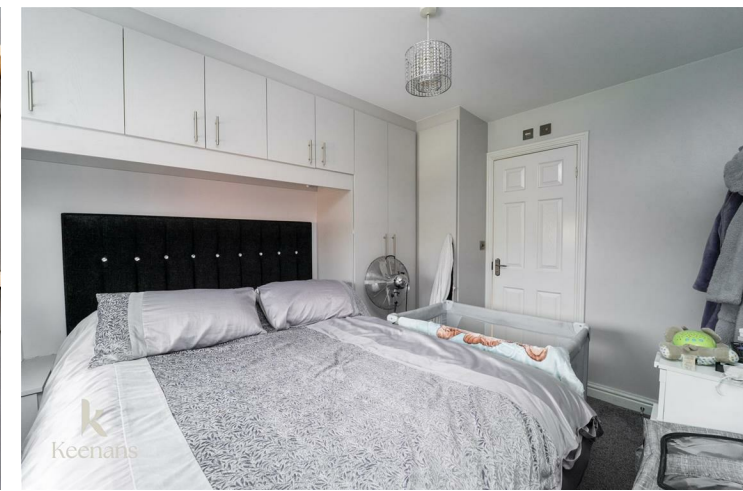
### External

#### Front

Driveway providing off road parking.

#### Rear

Enclosed laid to lawn garden.



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