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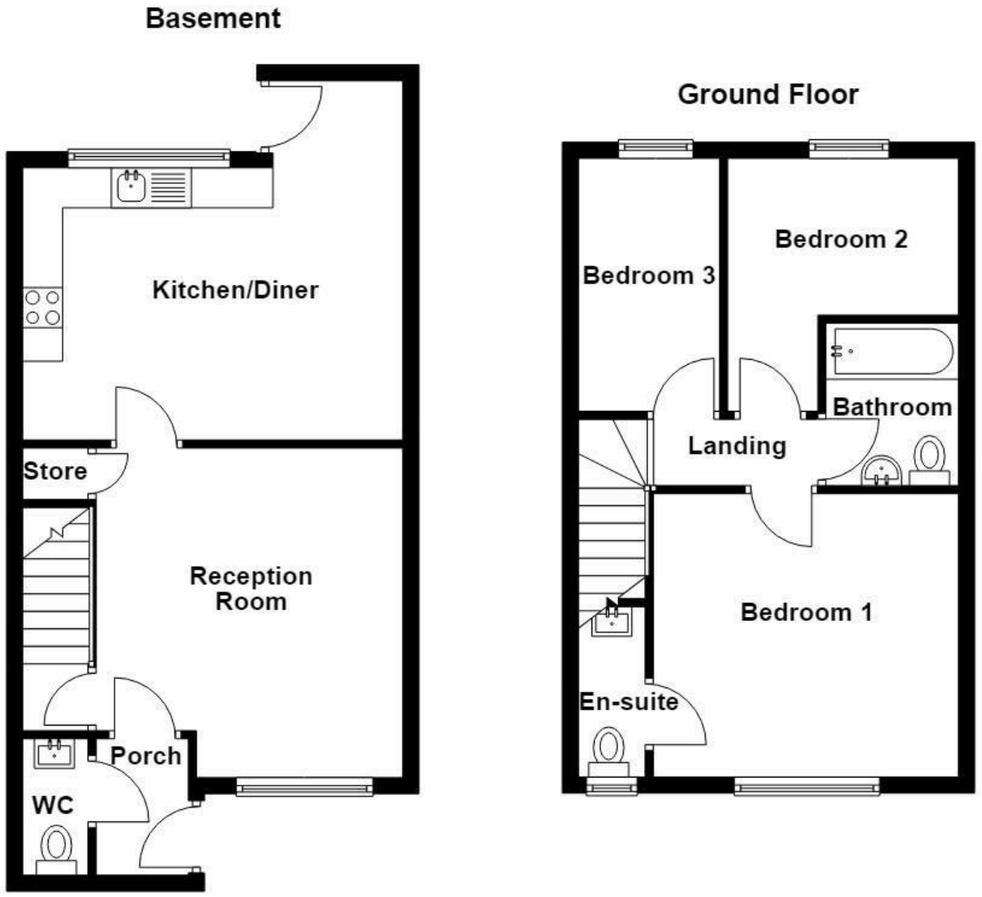

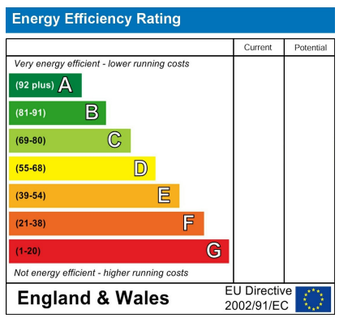

Clarence Close, Bury, BL9 6HE

£215,000

A THREE BEDROOM CONTEMPORARY FAMILY HOME

Welcome to this charming three-bedroom semi-detached house located on the desirable Clarence Close in Bury. This property offers a perfect blend of modern living and comfort, making it an ideal family home.

As you enter, you are greeted by a welcoming front porch that leads into a spacious lounge, perfect for relaxing or entertaining guests. The modern kitchen diner is a highlight of the home, providing a stylish and functional space for family meals and gatherings. The kitchen is well-equipped, ensuring that cooking is a pleasure.

The property boasts three well-proportioned bedrooms, including a master suite complete with an en-suite bathroom for added privacy and convenience. The additional family bathroom features a three-piece suite, catering to the needs of the household.

Outside, the rear garden is designed for low maintenance, featuring an artificial lawn that allows for year-round enjoyment without the hassle of upkeep. The drive to the rear provides convenient off-street parking, enhancing the practicality of this lovely home.

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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Clarence Close, Bury, BL9 6HE

£215,000

3 1 1

- Three Bedroom Semi Detached Family Home
- Main Bedroom With En Suite WC
- Off Road Parking
- Tenure - Leasehold
- Spacious Lounge
- Low Maintenance Rear Garden
- EPC Rating - D
- Modern Kitchen Diner
- Popular Bury Location
- Council Tax Band - B

Ground Floor

Entrance
UPVC frosted door to porch.

Porch
6'5 x 3'10 (1.96m x 1.17m)

UPVC frosted window, doors to WC and reception room.

WC
5'7 x 3'1 (1.70m x 0.94m)

UPVC frosted window, chrome heated towel rail, two piece suite comprising of a dual flush WC and a vanity top wash basin with mixer tap, partial tiled elevations, wood effect laminate flooring.

Reception Room
15'6 x 11'7 (4.72m x 3.53m)

UPVC double glazed window, central heating radiator, coving, doors to kitchen, stairs to first floor and under stairs storage.

Kitchen
15'3 x 14'9 (4.65m x 4.50m)

UPVC double glazed window, central heating radiator, glossed wall and base units, wood effect surfaces, composite sink and drainer with mixer tap, four ring gas burner hob, oven, extractor hood, plumbing for washing machine, space for fridge freezer, integrated dishwasher, spotlights, tiled splashbacks, wood effect lino flooring, UPVC frosted door to rear.

First Floor

Landing
8'11 x 2'11 (2.72m x 0.89m)

Loft access, smoke alarm, doors to three bedrooms and bathroom.

Bedroom One
12'6 x 11'7 (3.81m x 3.53m)

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

En Suite WC
7 x 2'9 (2.13m x 0.84m)

UPVC double glazed frosted window, central heating radiator, two piece suite comprising of a dual flush WC and a vanity top wash basin with mixer tap, extractor fan, spotlights, partial tiled elevations, tiled flooring.

Bedroom Two
10'8 x 8'10 (3.25m x 2.69m)

UPVC double glazed window, central heating radiator.

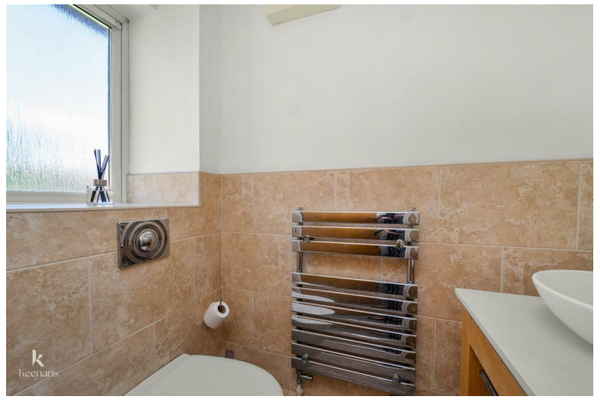
Bedroom Three
10'5 x 5'10 (3.18m x 1.78m)

UPVC double glazed window, central heating radiator.

Bathroom
6'8 x 5'5 (2.03m x 1.65m)

Central heating radiator, three piece suite comprising of low base WC, pedestal wash basin with traditional taps and a tiled bath with mixer tap and rinse head, tiled elevations, wood effect lino flooring.

External
Enclosed artificial grass garden, block pathway and off road parking.



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