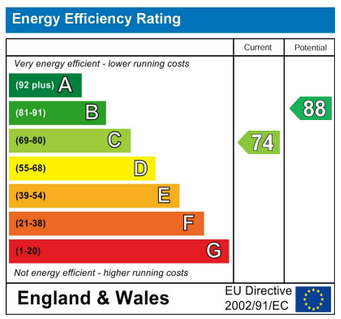
Keenans







Griffin Close, Bury, BL9 6LG

Offers Over £150,000

A DELIGHTFUL THREE-BEDROOM PROPERTY IN BURY

Nestled in the tranquil setting of Griffin Close, Bury, this charming three-bedroom house presents an excellent opportunity for first-time buyers and savvy investors alike. The property boasts a well-proportioned reception room, providing a welcoming space for relaxation and entertaining guests.

With three comfortable bedrooms, this home is ideal for families or those seeking extra space for a home office or guest room. The bathroom is conveniently located, ensuring practicality for everyday living.

A particularly attractive feature of this property is the fully owned solar panel system, offering the potential for reduced energy costs and increased energy efficiency without the additional consideration of leased panels. The property has also benefited from a recent Electrical Installation Condition Report (EICR), providing added peace of mind regarding the condition of the electrical installation.

Situated in a quiet area, the property offers a peaceful retreat while still being within easy reach of the vibrant centre of Bury. Excellent transport links make commuting and accessing local

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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Griffin Close, Bury, BL9 6LG

Offers Over £150,000

3 2 1 C

- Three Bedroom Family Home
- Quiet Cul De Sac Location
- Off Road Parking
- Tenure - Freehold
- Spacious Reception Room
- Ideal First Time Buy Or Investment
- EPC Rating - C
- Fitted Kitchen
- Excellent Transport Links
- Council Tax Band - A

Ground Floor

Porch
7'1 x 4'5 (2.16m x 1.35m)

Hall
16'5 x 4'5 (5.00m x 1.35m)

Reception Room
16'8 x 9'4 (5.08m x 2.84m)

Kitchen
16 x 9'9 (4.88m x 2.97m)

First Floor

Landing
13'2 x 8'8 (4.01m x 2.64m)

Bedroom One
13'9 x 9'6 (4.19m x 2.90m)

En Suite
5'6 x 3'2 (1.68m x 0.97m)

Bedroom Two
12'5 x 6'10 (3.78m x 2.08m)

Bedroom Three
10'3 x 5'9 (3.12m x 1.75m)

Bathroom
5'7 x 5'6 (1.70m x 1.68m)

WC
5'7 x 2'6 (1.70m x 0.76m)

Shower Room
5'6 x 3'4 (1.68m x 1.02m)

External

Front
Paved driveway. Solar Panels (fully owned.)

Rear
Enclosed paved yard, stone chippings.

















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