



Meadow Park, Bury, BLO OQB

£695,000

PERFECT FOUR BEDROOM FAMILY HOME IN SOUGHT AFTER LOCATION OF IRWELL VALE

Nestled in the highly sought-after location of Irwell Vale, Ramsbottom, this charming detached family home offers an exceptional living experience. Set on a generous plot, the property boasts a double garage, a private driveway, and beautifully maintained gardens to both the front and rear, providing ample outdoor space for relaxation and recreation.

Inside, the home features four well-proportioned bedrooms, including three spacious doubles and a single, making it ideal for families of all sizes. The layout is thoughtfully designed, with a main bathroom, an ensuite for the master bedroom, and a convenient downstairs toilet, ensuring comfort and practicality for everyday living.

This delightful residence combines the tranquillity of a picturesque setting with the convenience of local amenities, making it a perfect choice for those seeking a family home in a peaceful yet accessible area. With its ample space and modern conveniences, this property is sure to appeal to discerning buyers looking for a blend of comfort and style in Irwell Vale.

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

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- Huge Plot With Large Driveway and Gardens Front And Back
- Attached Double Garage
- Perfect For A Growing Family
- Tenure Freehold
- Four Large Bedrooms
- Sought After Location Of Irwell Vale
- EPC Rating TBC
- Family Bathroom, Ensuite and WC
- Two Spacious Reception Rooms
- Council Tax Band F

Internal

Ground Floor

Hallway

28'2" x 5'10" (8.59m x 1.78m)

Living Room

25'3" x 13'9" (7.7 x 4.2)

Dining Room

14'1" x 12'5" (4.3 x 3.8)

WC

6'10" x 2'7" (2.1 x 0.8)

Kitchen

10'9" x 10'9" (3.3 x 3.29)

Utility One

7'2" x 7'0" (2.2 x 2.15)

Utility Two

7'2" x 4'7" (2.2 x 1.4)

First Floor

Landing

Bedroom One

14'1" x 12'1" (4.3 x 3.7)

Ensuite

11'1" x 5'2" (3.4 x 1.6)

Bedroom Two

14'1" x 11'9" (4.3 x 3.6)

Bedroom Three

14'1" x 10'9" (4.3 x 3.3)

Bedroom Four

7'10" x 7'6" (2.4 x 2.3)

Bathroom

10'9" x 8'2" (3.3 x 2.5)

External

Garage

17'8" x 15'8" (5.4 x 4.8)

Rear

Front



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