



Three storey family accommodation | NEW HOMES | Gas central heating | Double glazing | Quality fitted kitchen | Two bathrooms plus ground floor WC | Alarm system | Rear enclosed garden | * Parking in rear garden | FREE flooring included |

BRAND NEW three storey three bedroom home for sale at this small residential development close to Bury's bustling town centre amenities & transport links.

One of three properties available this superb family home boasts well planned family accommodation on three floors with two luxurious bathrooms plus a ground floor WC and stylish kitchen. Our valuers report that viewing is a must if buyers are to appreciate what is available and viewing can be arranged by calling our sales team 0161 763 4141. Located in a popular residential location within easy reach of the town and its many amenities and transport facilities this small select development of just three new homes is an ideal location for buyers.

Offering well planned modern accommodation this property boasts a high quality fitted kitchen, ground floor WC, two stylish bathrooms as well as gas central heating, double glazing & alarm system. Parking in rear garden dependant on plot.

Viewing highly recommended and by appointment with our sales team 0161 763 414.

www.simply-residential.co.uk

...simply better with property.

GROUND FLOOR:

Entrance hall

Staircase leads to the first floor accommodation.

Lounge

3.26m*2.97m (Front)

Kitchen/diner

4.46m*4.28m

A high quality fitted kitchen consisting of a range of both base and wall units with contrasting work surfaces with inset stainless steel sink unit and drainer with mixer tap, integrated 4 ring gas hob, oven and extractor canopy, space for American style fridge freezer, plumbed for auto washer, complementary splash back, polished laminate wood floor, rear exit to garden.

WC

1.33m*1.15m Approx

A modern 2 piece white suite consists of a low level WC and wash hand basin with complementary splash back and fittings.

FIRST FLOOR:

Landing

Spindled balustrade, staircase leads to second floor.

Bedroom 1

4.27m*3.28m (Front)

Double bedroom

Bedroom 2

3.33m*2.47m (Rear)

Double bedroom

Bathroom

3.31m*1.68m

A stylish modern three piece bathroom comprising of a low level WC, pedestal sink and panelled bath with over bath shower unit, complementary tiling and matching fittings, heated towel rail.

SECOND FLOOR:

Bedroom 3

4.29m*1.80m & 2.73m*2.23m

Velux roof window, ceiling spot lighting.

En-suite

3.11m*1.07m Approx

A modern three piece bathroom suite in white consists of a low level WC, wash hand basin and shower cubical with MIRA style shower unit, matching fittings.

Outside

Palisade walled garden tot he front.

To the rear and enclosed paved garden area with access to the rear street. * Some plots have parking with roller shutter access.

Services

Gas central heating

Double glazing

Understood to be Leasehold

Vacant possession

Viewings

Please call our sales team to arrange viewing these properties 0161 763 4141.

Price: £151,995

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