



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	74	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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Griffin Close, Bury, BL9 6LG

Offers Over £160,000

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.

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 amenities a breeze, allowing residents to enjoy the best of both worlds.

This delightful house is a perfect canvas for those looking to make their mark, whether you are stepping onto the property ladder for the first time or seeking a promising investment opportunity. Do not miss the chance to view this lovely home in a desirable location.

Griffin Close, Bury, BL9 6LG

Offers Over £160,000

 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

Enclosed paved yard, stone chippings.

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.

Rear



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