



12 Greengate Close, Bury

Bury

£240,000



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Bury

Three-bed, three-bath home with two receptions, ensuite, large sunny garden, driveway, EV charger. Quiet cul-de-sac near schools, shops and transport. Scope for garage. Early viewing advised.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

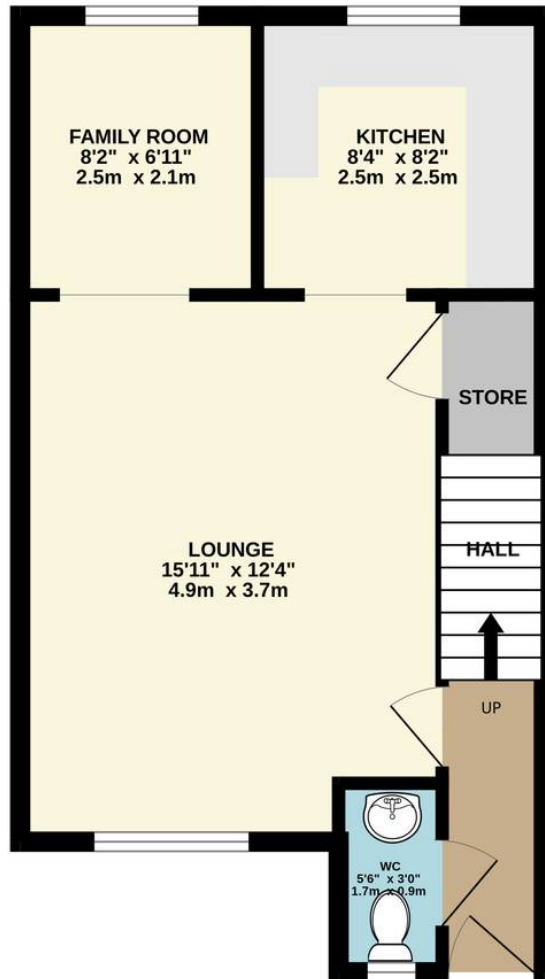
- **Three-bedroom semi** on a large cul-de-sac plot with two receptions and three bathrooms
- **Bright ground floor** with hallway, W/C, spacious lounge and dining room opening to the garden
- **Modern family layout** with fitted kitchen, three good bedrooms and master ensuite
- **Sunny rear garden** offering excellent space for families and entertaining
- **Substantial side plot** with historic planning for detached double garage & scope to extend
- **Driveway parking** for two cars in a quiet cul-de-sac
- **Strong commuter links** with easy access to the M66, Manchester, Bury, Heywood and Rossendale
- **Highly regarded schools** nearby, ideal for growing families
- **Convenient amenities** including shops, parks, bus routes and community facilities
- **Rare opportunity** to secure a 2-reception, 3-bed, 3-bath home on a substantial plot at a great price point



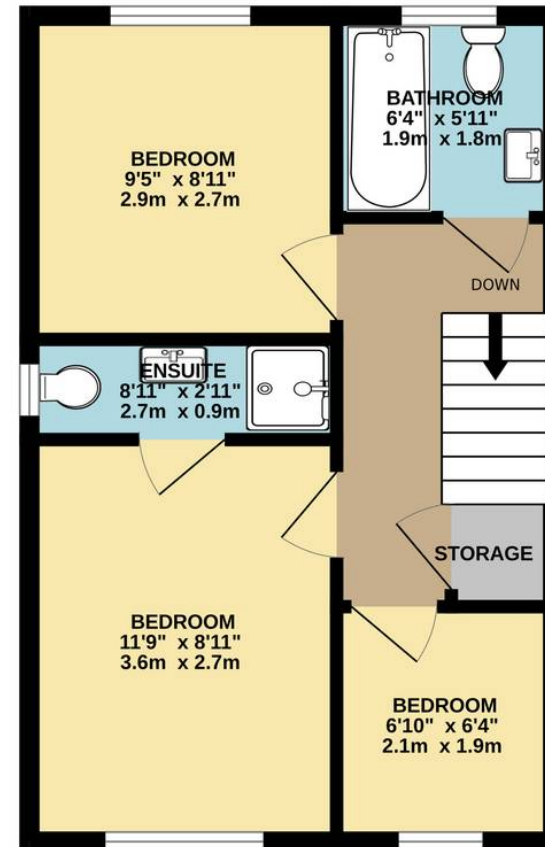




GROUND FLOOR
390 sq.ft. (36.3 sq.m.) approx.



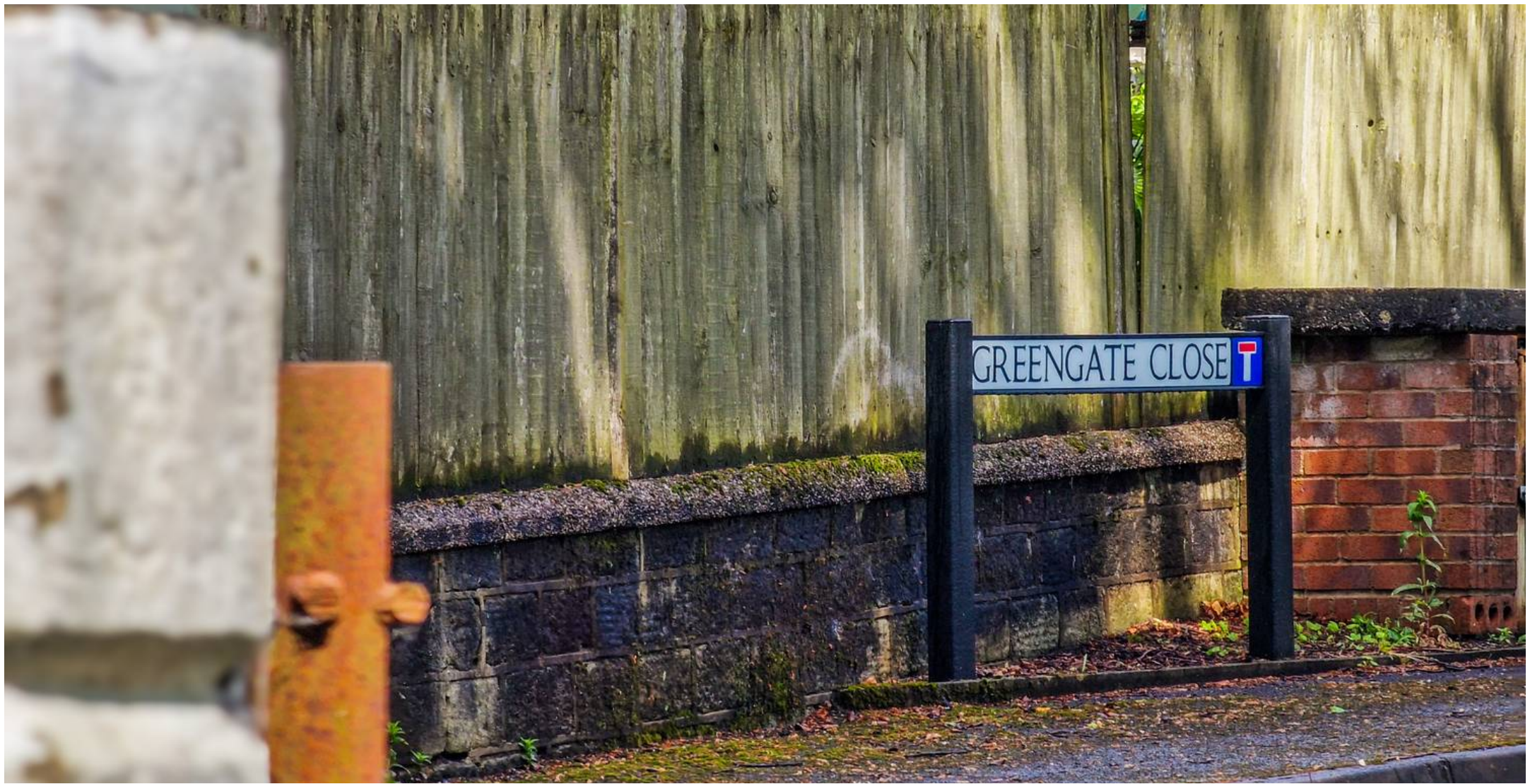
1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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