



22 Bowes Close

Woolfold, Bury



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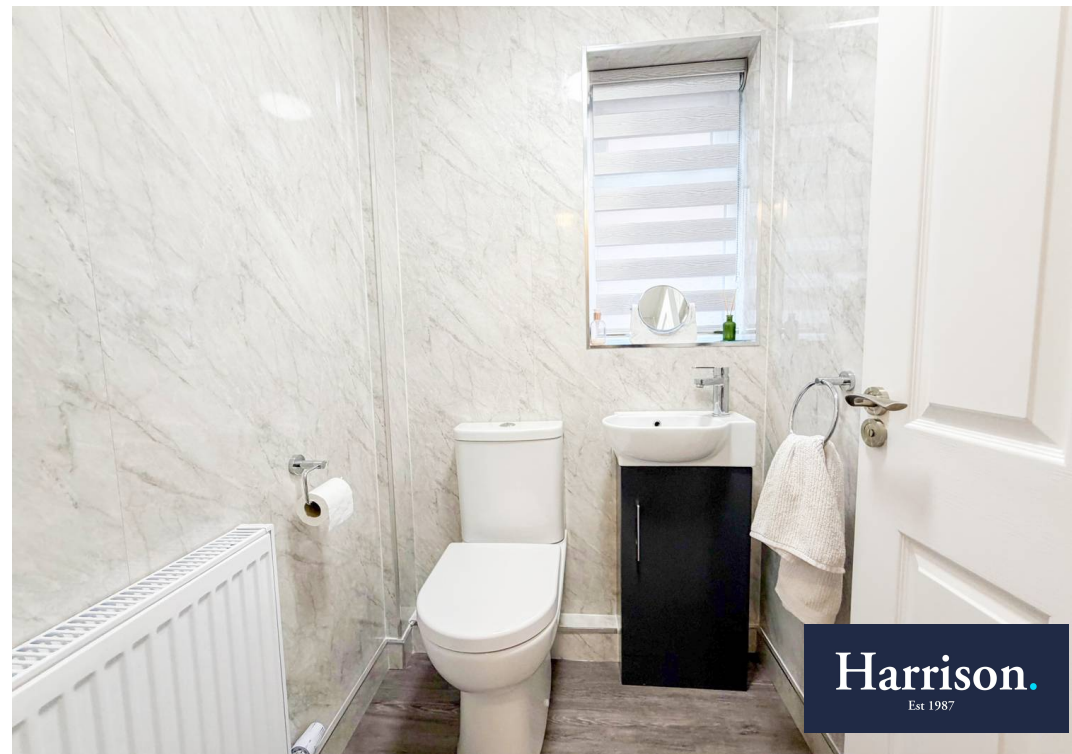
CHAIN FREE - Modern three-bed detached in quiet cul-de-sac. Spacious lounge, dining room (possible fourth bedroom), private garden, driveway, garage, near top schools, shops, and commuter links.

Council Tax band: D

Tenure: Leasehold

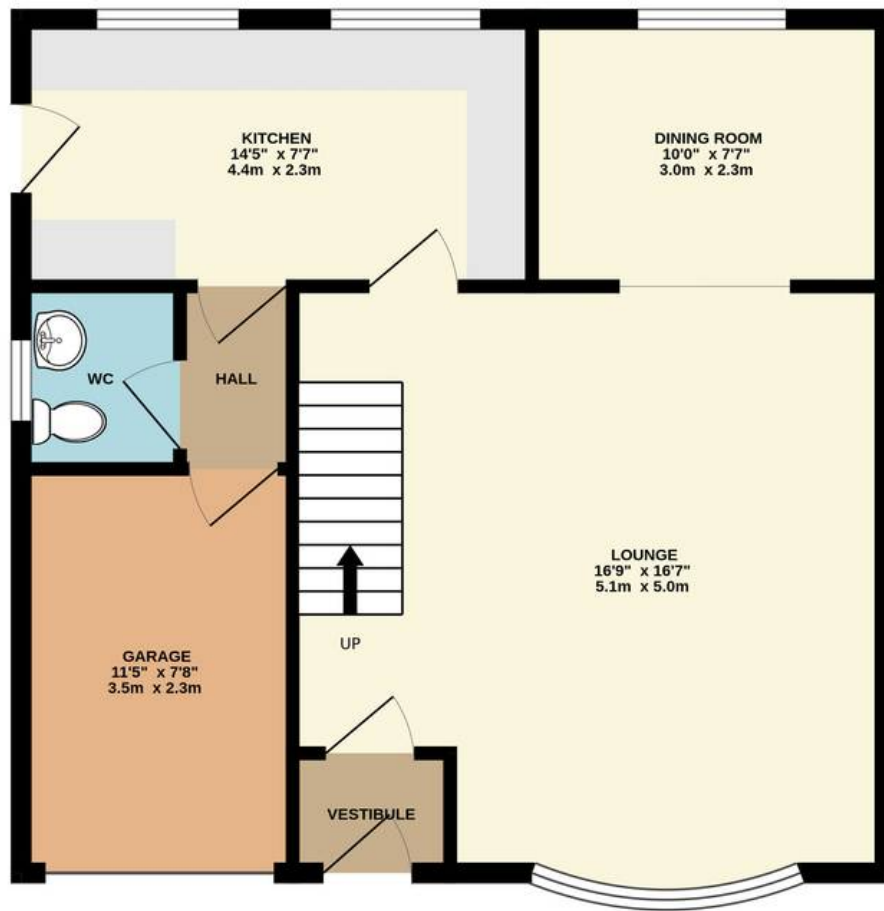
- Chain-free detached home with 3 bedrooms, generous living space, driveway parking and a private garden in Woolfold.
- Entrance vestibule leading into a bright lounge flowing directly into the dining room.
- Modern kitchen with good storage, downstairs w/c and access to a converted garage store.
- Three well-sized bedrooms served by a contemporary family bathroom.
- Large rear garden with easy-maintenance landscaping, patio space and an attractive front garden.
- Woolfold location offering a quiet residential setting with strong community appeal.
- School access close to respected Woolfold and Bury primaries and secondaries.
- Excellent commuter links connecting easily to Bury, Bolton, Manchester & surrounding areas.
- Convenient amenities including shops, leisure facilities, parks and everyday essentials.
- Family-friendly layout with modern finishes and generous outdoor space ideal for long-term living.



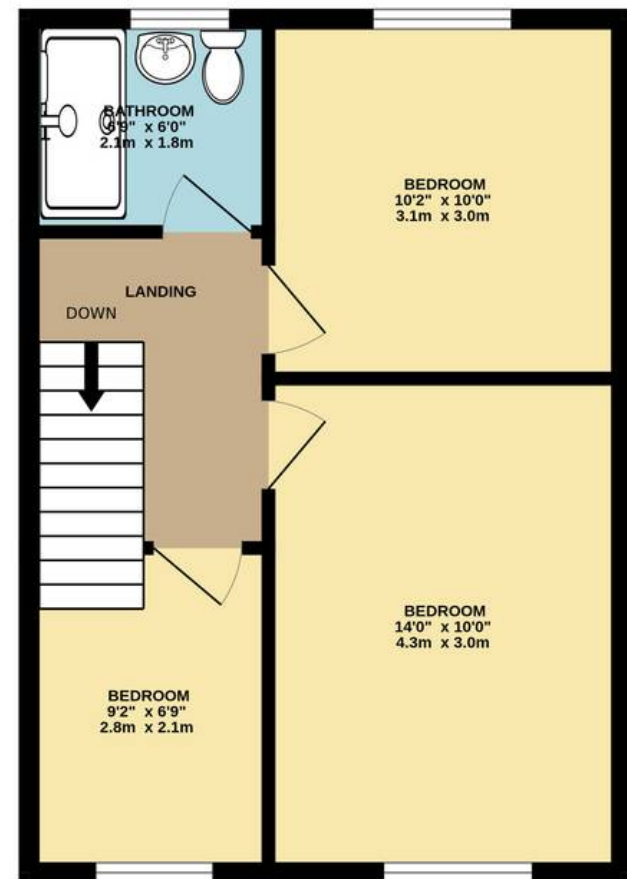




GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 997 sq.ft. (92.6 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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