



Osborne Close

Bury

**Miller Metcalfe**  
Every step of the way

# Osborne Close

Bury

Link Detached    3    2    EPC Rating - To be confirmed

**\*\* THREE DOUBLE BEDROOMS \*\* NO ONWARD CHAIN \*\***

This bright, airy and deceptively spacious three bedroom family home is coming to the market with no onward and would surely be perfect for a growing family to enjoy for years to come!

Flowing nicely with modern and neutral decor, there's two reception rooms to take advantage of in addition to a modern high gloss kitchen and a substantial ground floor wet room. Furthermore there's an integral garage, three generous double bedrooms and a spacious rear garden which is nice and private.

Osborne Close is a quiet and well regarded cul-de-sac location just off Bolton Road in Bury. There's an abundance of amenities on the doorstep such as schools, shops, supermarkets and bus routes. For those that need to commute, there's fantastic links to Bolton, Radcliffe, Bury, Manchester and beyond. We think number 6 would be a perfect purchase for a family to grow into and enjoy for many years!

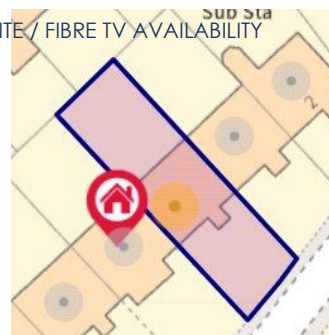
The accommodation comprises in brief of; entrance porch with access to a storage cupboard. A door leads to a spacious and bright lounge area with an adjacent dining room with double doors leading to the garden. Furthermore there's a modern high gloss kitchen area on offer with a combination of base and eye level fitted units with a door leading to a substantial wet room which could perhaps be changed into a utility room subject to building approval. The wet room provides access to the rear garden and an integral single garage. Take the stairs to the first floor where you'll find three really generous bedrooms in addition to a family bathroom suite.

Annual Price: £2,073

**BROADBAND**  
Basic 6 Mbps  
Superfast 91 Mbps  
Ultrafast 1000 Mbps

**MOBILE COVERAGE**  
EE  
Vodafone  
Three  
O2

**SATELLITE / FIBRE TV AVAILABILITY**  
BT  
Sky  
Virgin



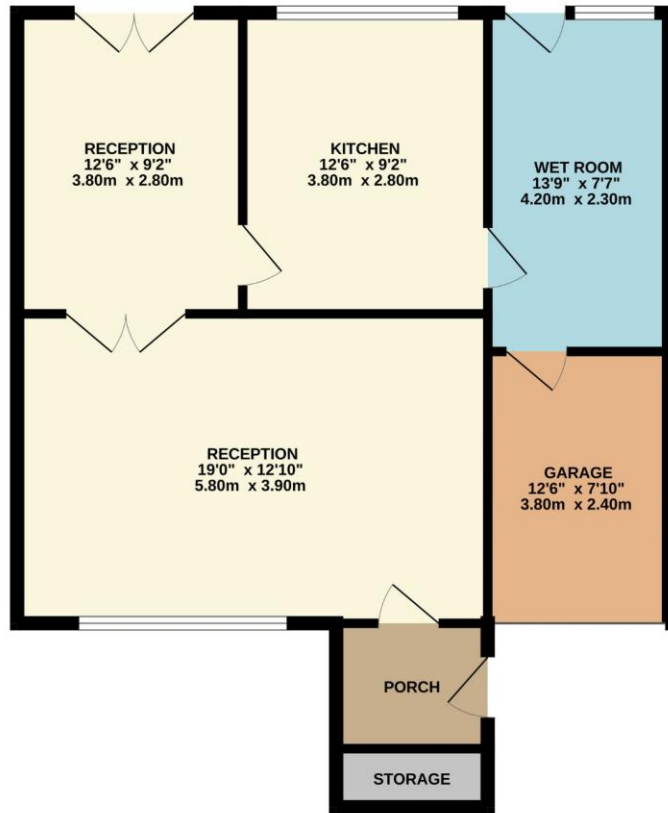
**TENURE**  
Freehold

**LOCAL AUTHORITY & COUNCIL TAX**  
Bury Council  
Band D

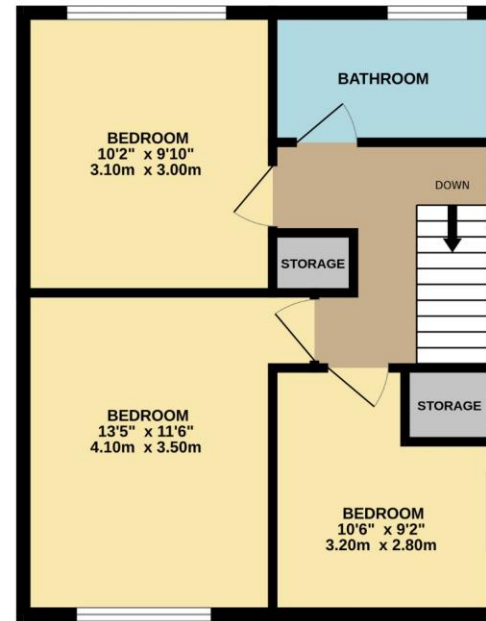




GROUND FLOOR  
729 sq.ft. (67.8 sq.m.) approx.



1ST FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1215 sq.ft. (112.9 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.  
Made with Metropix ©2023

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.