



*Spenbarn, Spen Close*  
Radcliffe



**Miller Metcalfe**  
PRESTIGE

SINCE 1891

## Introducing Spenbarn - A Luxurious Retreat Beyond Private Gates

Nestled on the fringes of Bury, 'Spenbarn' emerges as a true masterpiece, occupying an expansive and enviable plot beyond the embrace of exclusive private gates. Perfectly positioned in a secluded hamlet, surrounded by contemporary and exclusive homes, offering a lifestyle that exceeds every expectation.

Built in 2019, this architectural masterpiece offers just under 3000 square feet of living space that prioritises quality and refined living. Flowing with elegant, modern and neutral tones, step inside to discover a home that ticks every box for modern family living at a property you should be proud to call home.



## *Heaps of Space & Endless Possibilities...*

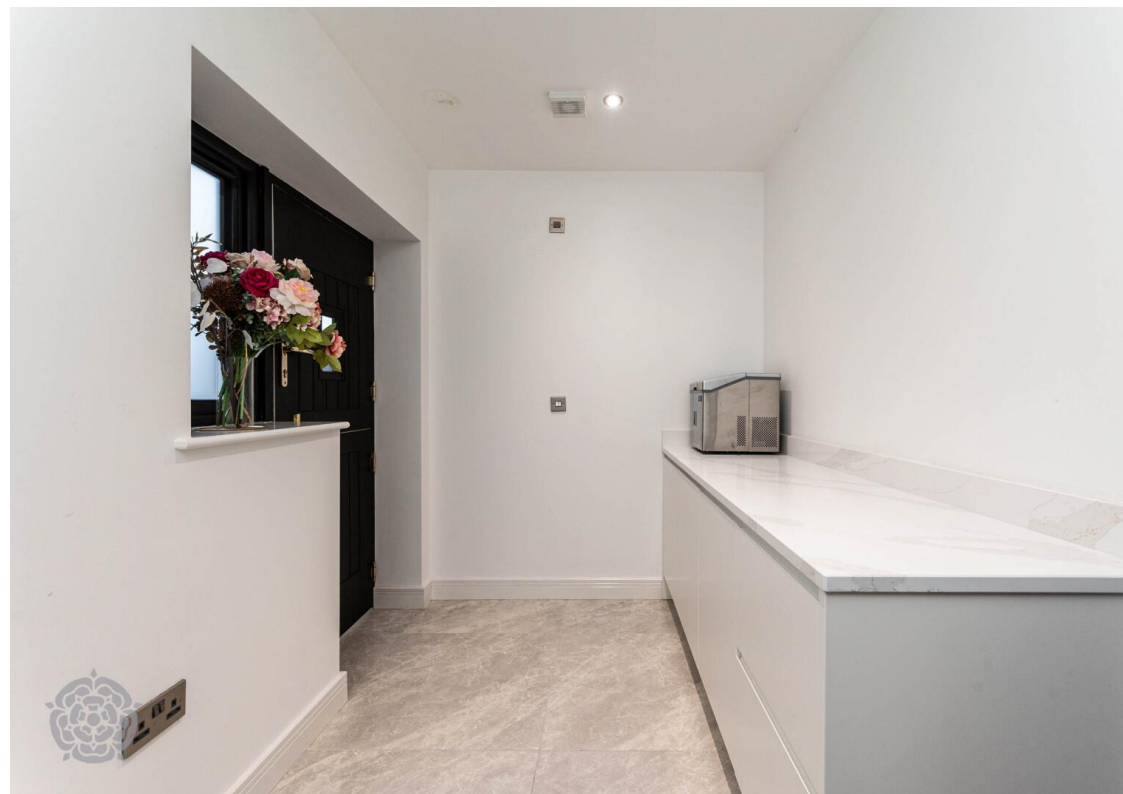
Spenbarn is an incredibly versatile home that should cater to all needs. There's a formal reception room on offer which is meticulously designed with space and quality in mind. If you fancy a quiet hour to yourself head to the snug and dive into a new book - a perfect setting to unwind after a long week.

A sensational kitchen/family room can be found at the rear which will take your breath away! Elegantly flowing into another sitting room, this is where your family will spend most of their time. A gorgeous kitchen with a combination of base and eye level fitted units, integrated appliances and a feature central island unit with ample space to accommodate a formal dining table - the perfect setting for Sunday lunch with the family?

## *Head To The Gym But Leave The Car At Home...*

What would have once been a double garage has since been converted by the current owner to create a sensational home gym! There's tons of space on offer which acts as a separate haven away from the main house. If a home gym isn't on your list of priorities, the garage could act as a handy storage space for those that work from home or perhaps a home office.

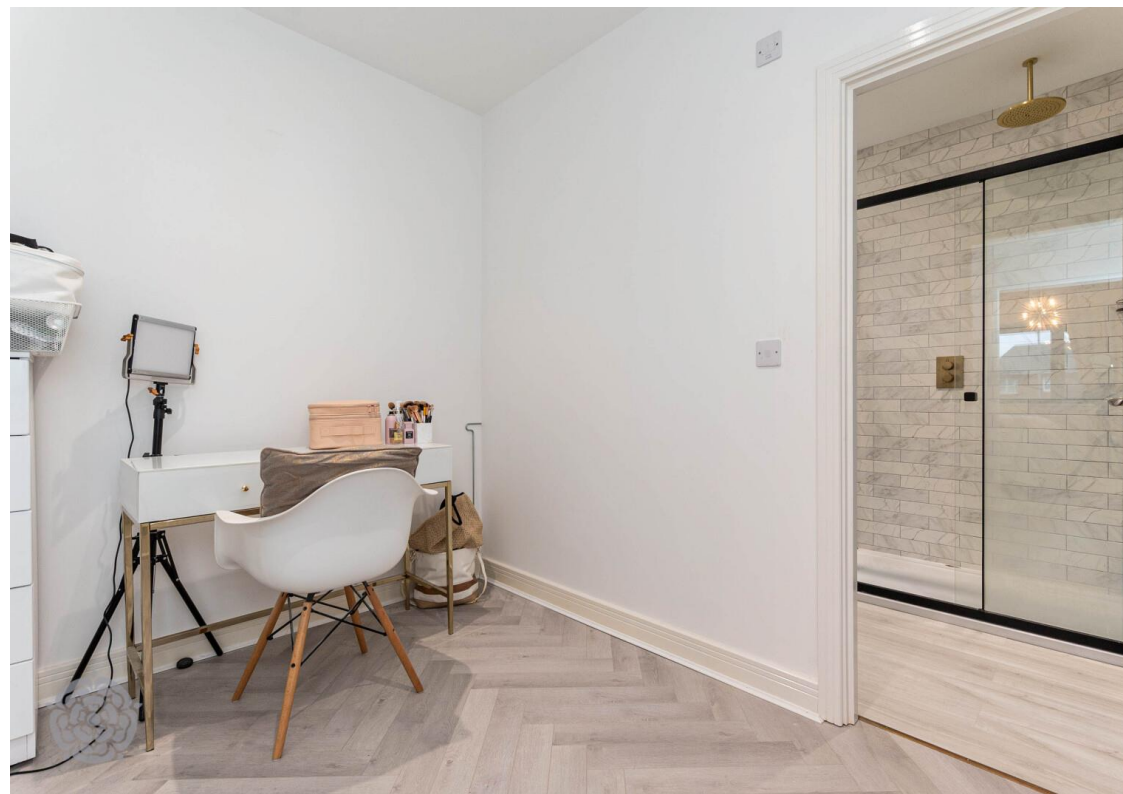
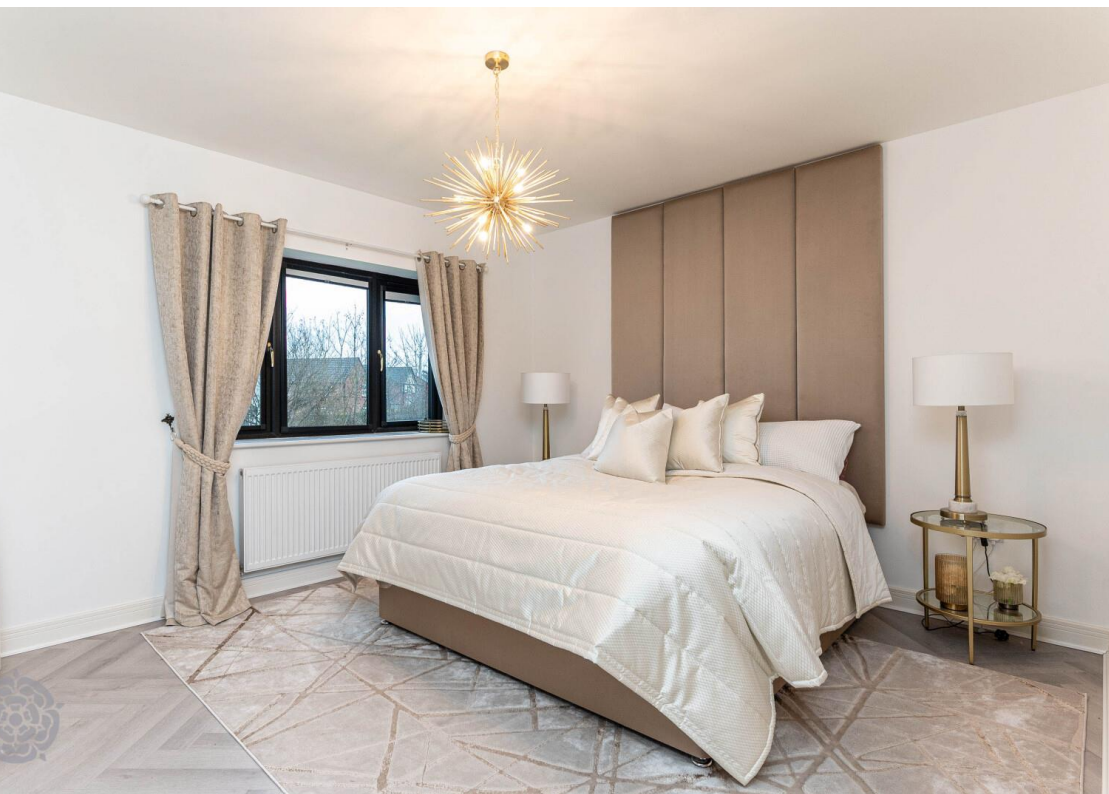






## *Bedrooms & Bathrooms...*

Take the stairs to the first floor and a bright and airy landing provides access to five double bedrooms, three of which have en-suite bathrooms in addition to the family bathroom suite. In-keeping with the quality on offer throughout the entire house, the master bedroom suite has the additional benefit of a dressing room for added convenience.



## Out & About...

Spenn Close is located just off Bury & Bolton Road on the outskirts of Bury. For those that have to commute, there's great links to Bolton, Bury, Manchester and beyond. The local motorway network is reachable in minutes. There's a great selection of primary and secondary schooling available in the immediate area and for those that enjoy outdoor pursuits or dog walking, there's plenty available to keep you busy.

Thank you for reading our property description of the magnificent Spenn Close. We could say so much more but the reality is that the property really does need to be seen in person to be fully appreciated. If you're searching for luxurious living in a private and secluded spot then we would love to hear from you!



## Tenure

Freehold

## Local Authority & Council Tax

Bury Council  
Band G  
Annual Price: £3,454

## Broadband

Basic 5 Mbps  
Superfast 80 Mbps  
Ultrafast 1000 Mbps

## Mobile Coverage

EE  
Vodafone  
Three  
O2

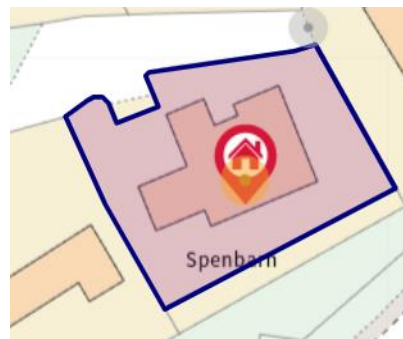
## Satellite / Fibre TV Availability

BT  
Sky

## Plot Size

0.15 Acres

## EPC Rating - B

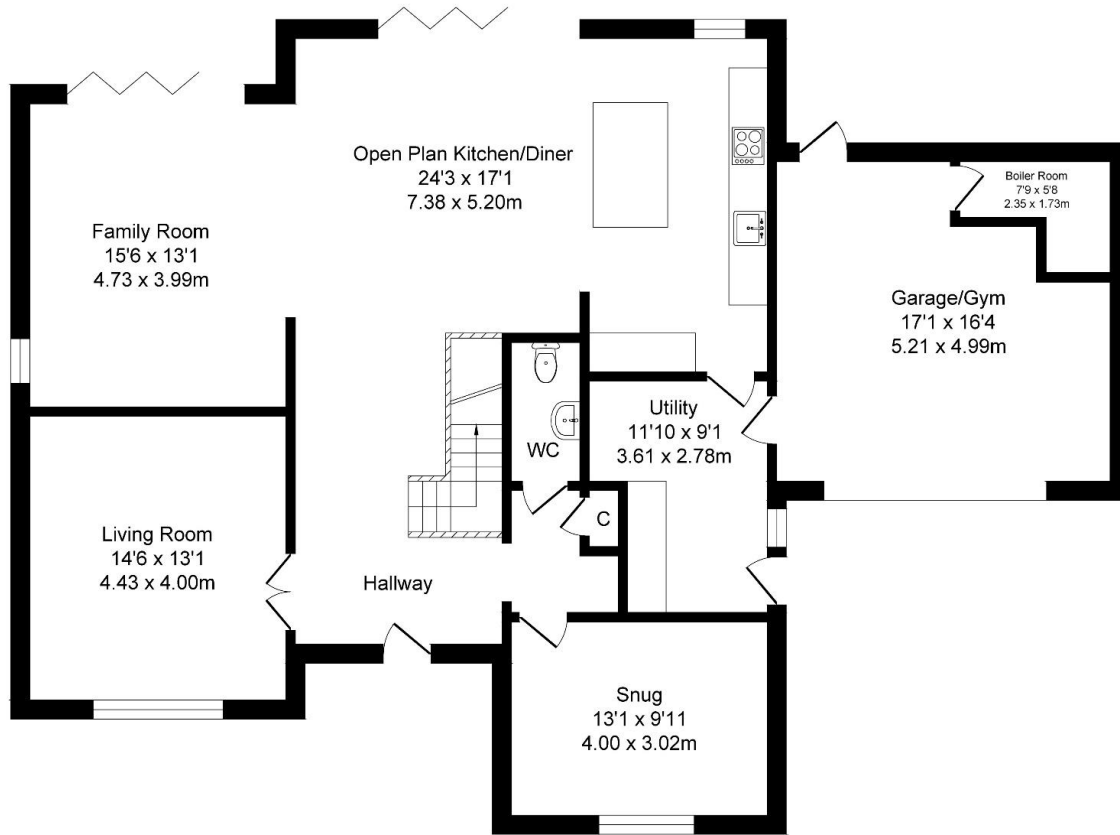
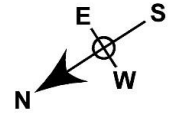




# Spen Close, Radcliffe

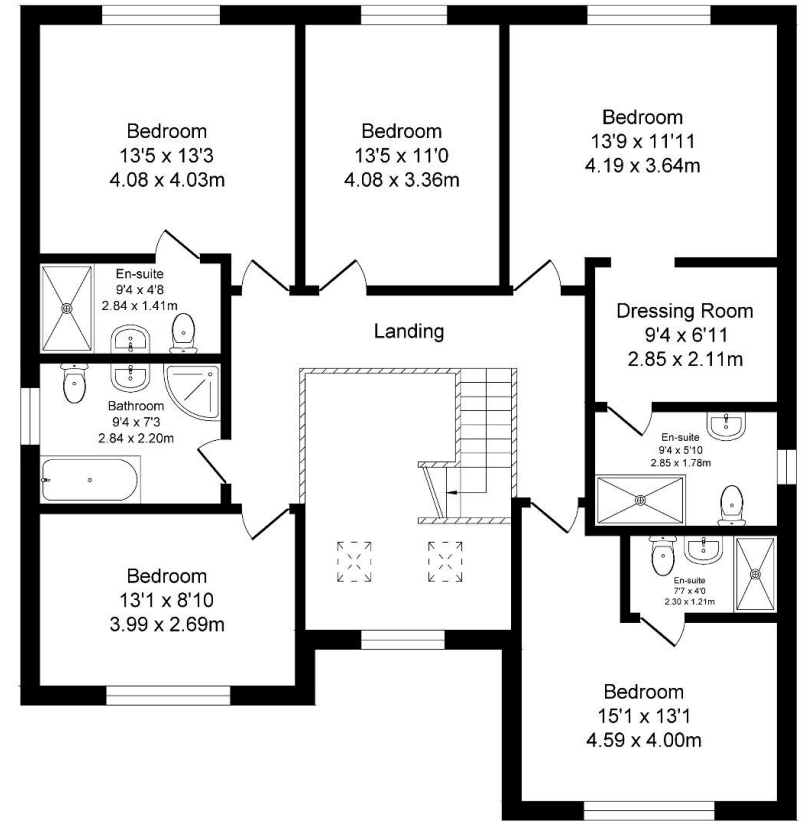
Total Approx. Floor Area 2894 Sq.ft. (268.9 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

Approx. Floor Area 1568 Sq.Ft (145.7 Sq.M.)



First Floor

Approx. Floor Area 1326 Sq.Ft (123.2 Sq.M.)

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.



**Miller Metcalfe**  
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SINCE 1891

9-, 11 Market St

Bury, BL9 0AH

T : 0161 3580910 | WWW.MILLERMETCALFE.CO.UK