



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Limefield Road, Bury, BL9 5ET

Offers Over £240,000

A STUNNING THREE BEDROOM SEMI DETACHED PROPERTY

This deceptively spacious, stunning three bedroom semi detached family home is being proudly welcomed to the market in the highly desired area of Bury. Boasting spacious rooms throughout, enviable open plan kitchen living space, as well as, stunning gardens to the rear and off road parking with detached garage, this property is truly the perfect home for a growing family or couple looking to up size! Situated conveniently close to bus routes, good schools and amenities, as well as, network links to Bury centre, Rossendale and Manchester. The property has been maintained and presented to a high standard and would make the perfect family home ready to move straight into!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, kitchen and staircase to the first floor. The kitchen opens to a second reception room which guides you to a snug. The first floor comprises of doors to three generously sized bedrooms and a modern three piece bathroom suite. Externally there is an impressive laid to lawn garden with patio and bedding areas, and garage to the rear with off road parking. To the front there is an enclosed garden.

For further information or to arrange a viewing please contact our Bury office at your earliest convenience.

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 3  1  2  D

- Impressive Semi Detached Property
- Naturally light Living Room
- Two Reception Rooms
- Detached Garage
- Elegantly Finished Throughout
- Vibrant Mature Gardens
- Sought After Location
- Stylish Fitted Kitchen
- Close To Amenities
- Viewings Invited

Ground Floor

Entrance

UPVC double glazed patio doors to the porch.

Porch

3'2 x 2'8 (0.97m x 0.81m)

UPVC double glazed window, tiled flooring and wood frame single glazed door to the hallway.

Hallway

12'2 x 5'11 (3.71m x 1.80m)

Wood frame single glazed, frosted central heating radiator, wood effect flooring and doors to the reception room and the kitchen.

Reception Room One

14' x 12'8 (4.27m x 3.86m)

UPVC double glazed box window, central heating radiator, coving to the ceiling, two feature wall lights and television point.

Kitchen-Dining Room

15' x 7' (4.57m x 2.13m)

UPVC double glazed window, range of wood effect wall and base units, granite effect effect surfaces, tiled splashbacks, stainless steel sink, drainer and mixer tap, range gas oven and five ring gas hob, extractor hood, space for fridge freezer, plumbing for washing machine, spotlights, wood effect flooring, and open to reception room two and understairs storage and UPVC double glazed door to the rear.

Snug

12'2 x 10'10 (3.71m x 3.30m)

Velux window , central heating radiator, television point, UPVC double glazed patio doors to the rear.

First Floor

Landing

7'7 x 5'7 (2.31m x 1.70m)

UPVC double glazed frosted window, loft access and doors to three bedrooms and the bathroom.

Bedroom One

13'3 x 12' (4.04m x 3.66m)

UPVC double window, central heating radiator and spotlights.

Bedroom Two

14'2 x 13'3 (4.32m x 4.04m)

UPVC double glazed window, central heating radiator, and central heating radiator.

Bedroom Three

8'3 x 7'4 (2.51m x 2.24m)

UPVC double glazed window, central heating radiator and wood effect flooring.



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