



KEENANS
Sales & Lettings

Whitefield Road, Bury, BL9 9PL
Auction Guide £135,000



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Ground Floor

Hall

12'8 x 5'11 (3.86m x 1.80m)

UPVC double glazed entrance door, UPVC double glazed window, stairs to first floor and doors to two reception rooms.

Reception Room One

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

UPVC double glazed window, radiant gas fire with stone surround and wood mantle and door to reception room two.

Reception Room Two

16'1 x 10'5 (4.90m x 3.18m)

UPVC double glazed window, radiant gas fire with tiled hearth and surround, built in alcove storage and door to kitchen.

Kitchen

7'4 x 6'4 (2.24m x 1.93m)

UPVC double glazed window, base unit, stainless steel sink with draining board and traditional tap, space for freestanding cooker, part tiled elevation and UPVC double glazed door to rear.

First Floor

Landing

8' x 7'4 (2.44m x 2.24m)

UPVC double glazed window, storage cupboard and doors to three bedrooms and bathroom.

Bedroom One

12'8 x 11'3 (3.86m x 3.43m)

UPVC double glazed window and fitted storage.

Bedroom Two

11'2 x 9'2 (3.40m x 2.79m)

UPVC double glazed window and fitted storage.

Bedroom Three

9'7 x 7'6 (2.92m x 2.29m)

UPVC double glazed window and over stairs storage.

Bathroom

7'7 x 5'4 (2.31m x 1.63m)

Two UPVC double glazed frosted windows, low basin WC, wall mounted wash basin with traditional taps and panel bath with traditional taps.

External

Front

Laid to lawn and mature hedges.

Rear

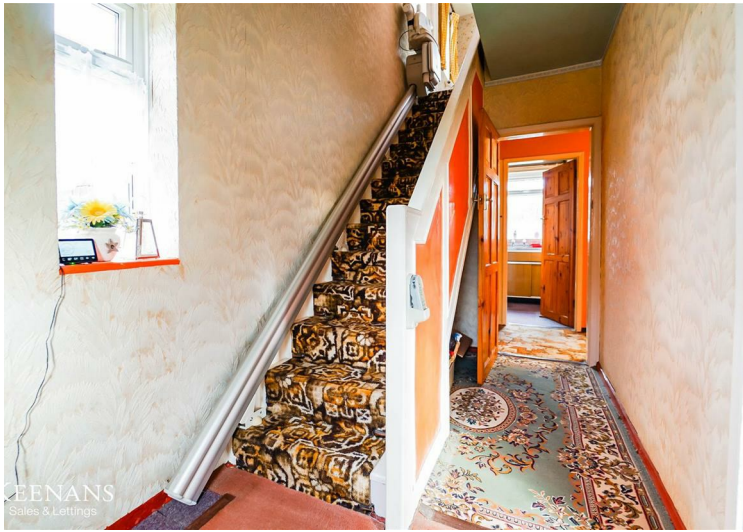
Laid to lawn and paved patio.

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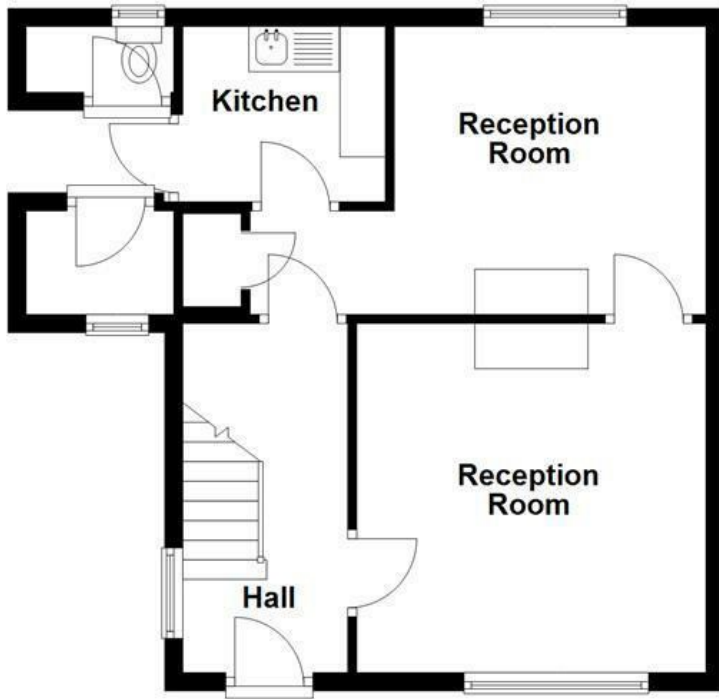
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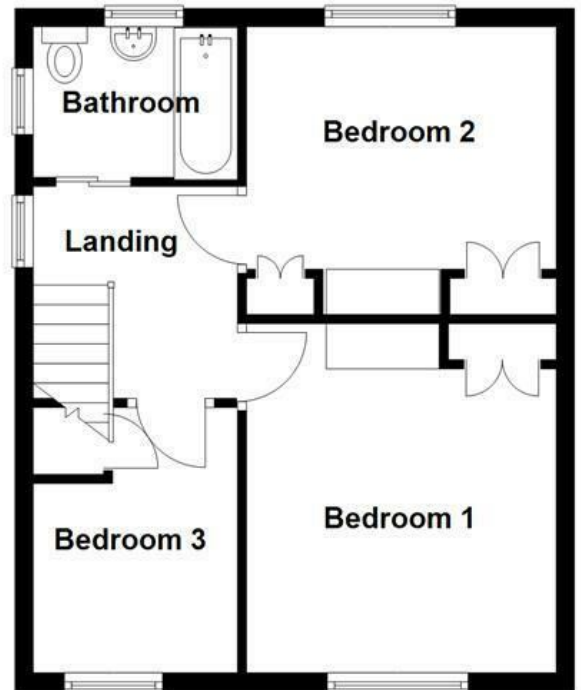




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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.