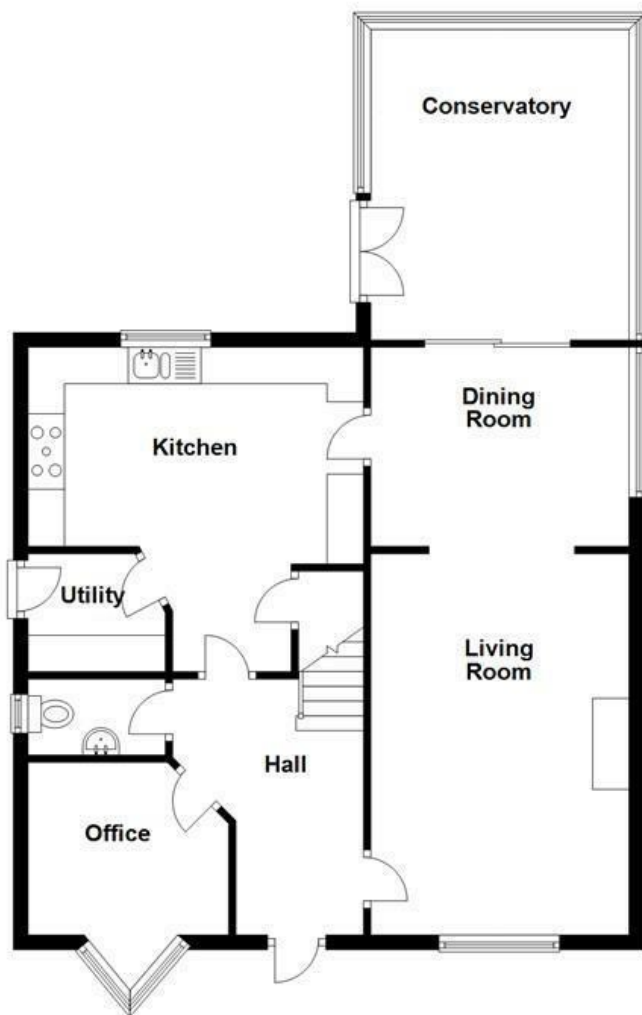
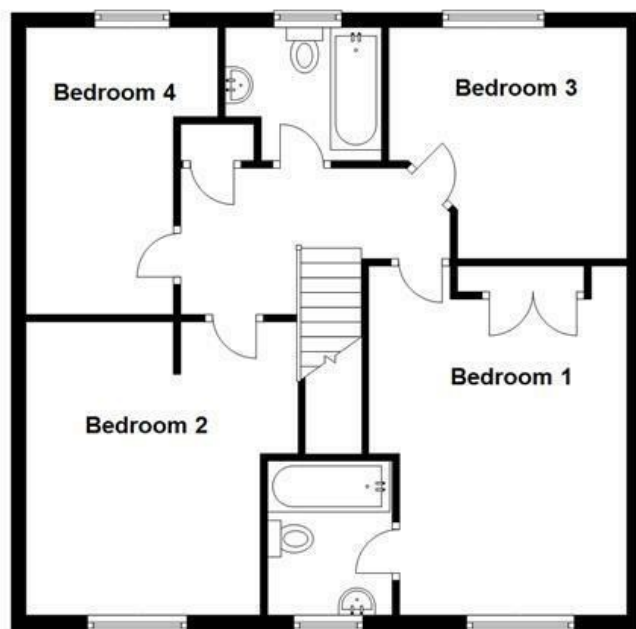


Ground Floor
Approx. 888.2 sq. feet



First Floor
Approx. 716.4 sq. feet



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 | | |
| (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.

Rosewood Avenue, Bury, BL8 3HG

Offers Over £475,000

A SUPERB FOUR BEDROOM FAMILY HOME WITH AMPLE OFF ROAD PARKING

Commanding a prominent and enviable plot on a quiet estate in Tottington, this immaculately presented four bedroom detached home is proudly presented to the market. Flowing internally with well proportioned living accommodation throughout and an abundance of natural light, the property is perfectly suited for a growing family or couple looking for easy access to all local amenities whilst also being in a prime location for enjoying countryside walks and easy access to the neighbouring towns, with also great links to major commuter routes. This property is not one to be missed!

The property comprises briefly, to the ground floor: entrance into a welcoming hallway with stairs leading to the first floor and doors providing access to the office, downstairs WC, spacious living room and to the kitchen.

The kitchen is fitted with modern wall and base units with integrated appliances and has doors providing access to the utility room and to the dining room. The utility room has a door leading to the rear garden. The dining room is open to the living room and has sliding doors to the conservatory which has french doors to the rear garden. To the first floor is a landing with doors leading to four bedrooms, a three piece bathroom suite and a storage cupboard. The main bedroom has a door leading to the en-suite.

Externally the property commands an enclosed well maintained rear garden with a paved patio, lawn area, a brick wood fired oven and mature shrubbery. To the front of the property there is ample off road parking, a double detached garage and mature shrubbery.

For further information, or to arrange a viewing, please contact our Bury team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Rosewood Avenue, Bury, BL8 3HG

Offers Over £475,000



- Freehold Property
- Ample Off Road Parking
- Four Bedrooms
- Council Tax Band E
- Double Detached Garage
- Well Located
- EPC TBC
- Fitted Kitchen
- Electric Car Charging Port In Garage

Ground Floor

Hall

10'03 x 6'04 (3.12m x 1.93m)

Central heating radiator, walnut wood floor, stairs to the first floor, smoke alarm, doors to office, WC, living room, kitchen, alarm system.

Office

9'00 x 6'06 (2.74m x 1.98m)

UPVC double glazed bay window, central heating radiator.

WC

6'09 x 3'00 (2.06m x 0.91m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, walnut floor, extractor fan.

Living Room

17'02 x 11'06 (5.23m x 3.51m)

UPVC double glazed window, two central heating radiators, television point, coving, open to dining room, gas fire, stone surround.

Dining Room

11'08 x 9'00 (3.56m x 2.74m)

Central heating radiator, coving, doors to the kitchen, UPVC double glazed sliding door to conservatory.

Kitchen

16'07 x 13'06 (5.05m x 4.11m)

UPVC double glazed window, underfloor heating, wall and base units, laminate worktops, composite sink with drainer and mixer tap, double oven, AEG five ring gas hob, extractor hood, two half fridges, half freezer, dishwasher, built in recycling bin, spotlights, under unit lighting, tiled floor, door to utility room.

Utility Room

6'09 x 5'03 (2.06m x 1.60m)

Central heating radiator, underfloor heating, laminate wall and base units, composite sink with drainer and mixer tap, plumbing for washing machine, drier, spotlights, extractor fan, boiler, UPVC double glazed door to rear garden.

Conservatory

11'09 x 13'11 (3.58m x 4.24m)

UPVC double glazed window, television point, wood effect floor, UPVC double glazed french door to rear garden.

First Floor

Landing

11'05 x 4'08 (3.48m x 1.42m)

Central heating radiator, access to attic, smoke alarm, doors to four bedrooms, bathroom, storage cupboard.

Bedroom One

14'00 x 11'07 (4.27m x 3.53m)

UPVC double glazed window, central heating radiator, fitted wardrobes, television point, door to en-suite.

Ensuite

7'05 x 5'05 (2.26m x 1.65m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, bath with mixer tap, main feed shower with rinse head, tiled elevations, tiled floor, extractor fan, illuminated mirror.

Bedroom Two

14'00 x 10'03 (4.27m x 3.12m)

UPVC double glazed window, central heating radiator, television point.

Bedroom Three

12'05 x 9'09 (3.78m x 2.97m)

UPVC double glazed window, central heating radiator, television point.

Bedroom Four

12'06 x 8'08 (3.81m x 2.64m)

UPVC double glazed window, central heating radiator, television point.

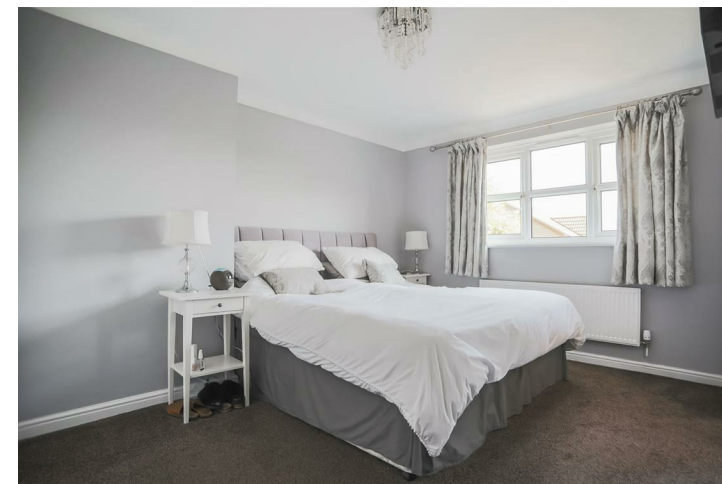
Bathroom

6'08 x 6'05 (2.03m x 1.96m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, wall mounted wash basin with mixer taps, bath with mixer tap, rinse head, overhead rainfall shower head, spotlights, extractor fan, tiled elevations, tiled floor, illuminated mirror.

Externally

Enclosed garden, brick wood fired oven, lawn area, mature shrubs, stainless steel pergola with rectangle canvas roof, paved patio, electric sockets, tap water.



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