



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	80	81
(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	

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Redford Street, Bury, BL8 1PG

£350,000

A STYLISH FOUR-BEDROOM DETACHED FAMILY HOME, SOLD WITH NO ONWARD CHAIN

Nestled in the heart of a popular area of Bury, this sleek and contemporary styled, four-bedroom detached family home is being welcomed to the property market. This property which is situated on the new build estate of Elton Fold Chase is perfectly suited for a growing family looking for easy access to local amenities, primary schools, Elton Grammar School and commuter routes into Bury town centre, Bolton, Rawtenstall and Manchester via Metrolink.

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 a downstairs WC, living room, open plan kitchen/diner, and internal access into the garage. To the first floor is a landing with doors leading to four bedrooms and a three-piece family bathroom suite. The main bedroom benefits from an en suite. Externally, the property boasts an enclosed rear laid to lawn garden with paved patios. The front of the property boasts a laid to lawn garden and a driveway providing off-road parking leading to an integral garage with opportunities for conversion (planning permission dependent).

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

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- Stylish Detached Property
- Modern Fixtures and Fittings
- Off Road Parking and Garage
- EPC Rating C
- Four Bedrooms
- Abundance of Indoor and Outdoor Space
- Tenure Leasehold
- Neutral Decoration
- Gardens to Front and Rear
- Council Tax Band E

Ground Floor

Entrance Hallway

16'5 x 4'10 (5.00m x 1.47m)

Composite double glazed front door, wood effect flooring, doors leading to reception room, kitchen, WC and garage.

Garage

16'2 x 8'5 (4.93m x 2.57m)

Reception Room

13'11 x 11'5 (4.24m x 3.48m)

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

Kitchen

24'3 x 10'8 (7.39m x 3.25m)

UPVC double glazed window, central heating radiator, mix of wall and base units, granite effect worktops, one and a half bowl stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, stainless steel splashback, space for fridge freezer, plumbing for dishwasher and washing machine, boiler, part tiled, tiled flooring and UPVC double glazed double doors to rear.

WC

4'6 x 2'9 (1.37m x 0.84m)

Central heating radiator, dual flush WC, wash basin with traditional taps, part tiled and wood effect flooring.

First Floor

Landing

12'11 x 6'1 (3.94m x 1.85m)

UPVC double glazed window, loft access, smoke detector, doors leading to four bedrooms and bathroom.

Bedroom One

12'8 x 12'1 (3.86m x 3.68m)

UPVC double glazed window, central heating radiator, television point and door leading to en suite.

En Suite

6'4 x 6'1 (1.93m x 1.85m)

UPVC double glazed window, central heating radiator, pedestal wash basin with mixer tap, dual flush WC, direct feed shower, part tiled and wood effect flooring.

Bedroom Two

12 x 8'6 (3.66m x 2.59m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'5 x 9 (2.87m x 2.74m)

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

Bedroom Four

9 x 8'10 (2.74m x 2.69m)

UPVC double glazed window and central heating radiator.

Bathroom

9 x 6'2 (2.74m x 1.88m)

UPVC double glazed window, central heating radiator, dual flush WC, PVC panel bath with traditional taps, pedestal wash basin with mixer tap, part tiled and tiled flooring.

Exterior

Rear

Laid to lawn garden, paved patio, mature shrubs and trees.

Front

Laid to lawn garden, off road parking and access to garage.

