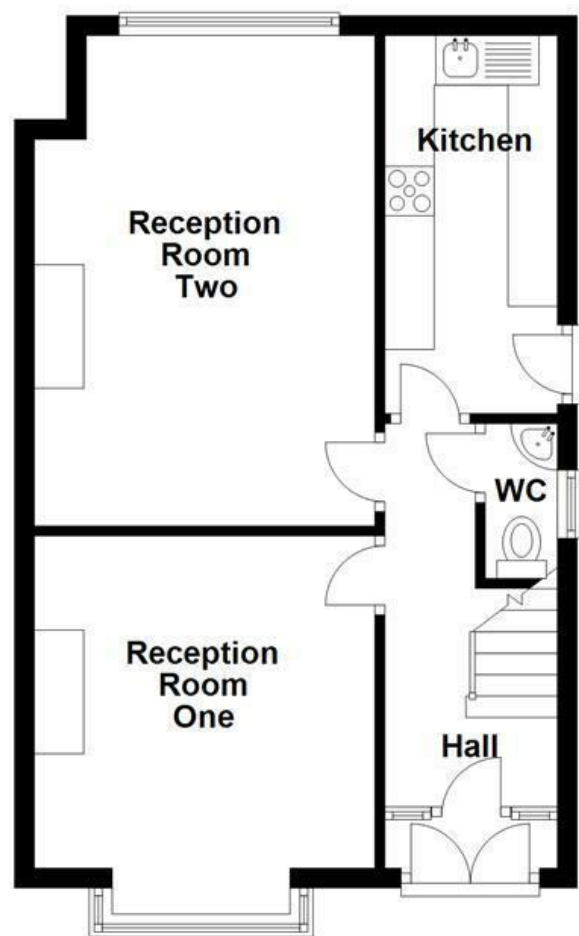
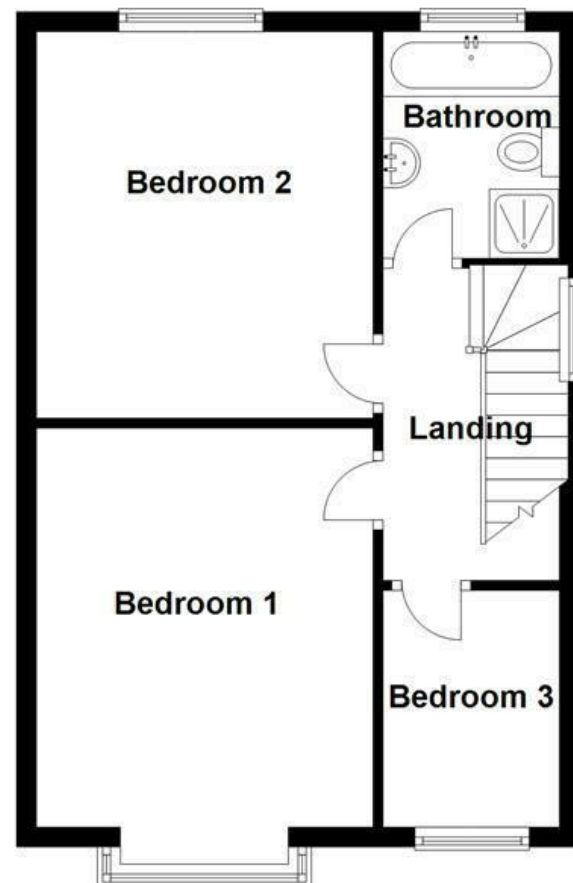


Ground Floor



First Floor



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		64	80
(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.

Dunsters Avenue, Bury, BL8 1EF

Offers Over £235,000

A NEUTRALLY FINISHED THREE BEDROOM SEMI-DETACHED FAMILY HOME

Conveniently situated in the heart of a popular area of Bury, this three bedroom, semi-detached family home offers a blank canvas for a family looking for a property that is ready to move straight into with easy access to all local amenities, good schools and major commuter routes towards Rossendale and Manchester. The property is complete with two well proportioned reception rooms, a modern bathroom suite, off road parking and a laid to lawn rear garden perfect for enjoying long summer evenings.

The property comprises briefly, to the ground floor; entrance through the porch to a welcoming hallway with stairs leading to the first floor and doors providing access to two spacious reception rooms, a downstairs WC, and a fitted kitchen. To the first floor is a landing with doors leading to three bedrooms and a modern three piece bathroom suite. Externally, the property boasts a laid to lawn rear garden with bedding areas and a single garage. The front of the property has bedding areas with paving and off road parking for one vehicle with gated access to the rear.

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

Dunsters Avenue, Bury, BL8 1EF

Offers Over £235,000



- Semi Detached Property
- Two Spacious Reception Rooms
- Off Road Parking and Garage
- EPC Rating D
- Three Bedrooms
- Blank Canvas
- Tenure Freehold
- Four Piece Bathroom
- Enclosed Rear Garden
- Council Tax Band C

Ground Floor

Entrance Vestibule

5'9 x 1'6 (1.75m x 0.46m)

UPVC double glazed front entrance double doors and hardwood stained glass door to the hallway.

Hallway

12'4 x 6'5 (3.76m x 1.96m)

Central heating radiator, coving, stairs to the first floor and doors to two reception rooms, kitchen and WC.

WC

5'2 x 2'5 (1.57m x 0.74m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin and tiled elevations.

Reception Room One

13' x 11'4 (3.96m x 3.45m)

UPVC double glazed box bay window, two central heating radiators, electric log burner effect stove and coving.

Reception Room Two

16'3 x 11'5 (4.95m x 3.48m)

UPVC double glazed window, two central heating radiators, electric fire, television point, coving and spotlights.

Kitchen

12'7 x 5'11 (3.84m x 1.80m)

UPVC double glazed window, central heating radiator, range of wall and base units with granite effect surfaces, ceramic one and a half bowl sink and drainer with mixer tap, high rise oven and grill, five ring gas hob and extractor hood, plumbing for dishwasher, space for fridge, wood effect flooring and UPVC double glazed frosted door to the rear.

First Floor

Landing

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

Bedroom One

13'3 x 11'5 (4.04m x 3.48m)

UPVC double glazed box bay window and central heating radiator.

Bedroom Two

12'11 x 11'3 (3.94m x 3.43m)

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

Bedroom Three

7'10 x 6'5 (2.39m x 1.96m)

UPVC double glazed window and central heating radiator.

Bathroom

7'7 x 6'2 (2.31m x 1.88m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, double panelled bath, electric feed shower unit, tiled elevations, PVC panelled ceiling with spotlights and wood effect flooring.

Exterior

Rear

Laid to lawn garden with bedding areas and single garage.

Front

Bedding areas, paving and a driveway providing off road parking leading to a gate to the rear.

