



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.

## Carlton Avenue, Whitefield, M45 7RX

### Offers Over £270,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and updated beautifully throughout with spacious rooms, modern fixtures and fittings and stunning open plan kitchen diner, this enviable three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Whitefield on a quiet cul de sac. Benefitting from spacious rooms, gardens to both the front and the rear and off road parking, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Bury and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, open plan kitchen diner and staircase to the first floor. The first floor comprises of doors on to three bedrooms and a three-piece bathroom suite. Externally there is an enclosed laid to lawn garden to the rear with patio and bedding and access to a side porch which is currently being used as a utility room. To the front there is a garden with off road parking.

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

# Carlton Avenue, Whitefield, M45 7RX

## Offers Over £270,000



- Tenure Freehold
- Off Road Parking
- Spacious Enclosed Rear Garden
- Close Proximity To Network Links
- Council Tax Band C
- Three Bedroom Semi Detached Property
- Open Plan Kitchen/Diner
- EPC Rating TBC
- Ideal Family Home
- Easy Access To Local Amenities

### Ground Floor

#### Entrance

UPVC double glazed door to porch.

#### Porch

8'6 x 2'11 (2.59m x 0.89m)

UPVC double glazed window, feature wall light, tiled floor and composite double glazed frosted door to hall.

#### Hall

14'7 x 5'8 (4.45m x 1.73m)

UPVC double glazed frosted window, central heating radiator, smoke alarm, under stairs storage, wood effect laminate floor, doors to reception room, kitchen/diner and stairs to first floor.

#### Reception Room

13'5 x 11'7 (4.09m x 3.53m)

UPVC double glazed box window, central heating radiator, television point and wood effect laminate floor.

#### Kitchen/Diner

17'5 x 14'1 (5.31m x 4.29m)

Three UPVC double glazed windows, central heating radiator, range of white wall and base units, granite effect surface, tiled splash back, stainless steel one and a half sink and drainer with high spout spring mixer tap, integrated electric Logik oven with four ring electric hob and extractor hood, space for fridge freezer, integrated dish washer, spotlights, wood effect laminate floor and UPVC double glazed patio doors to rear.

### First Floor

#### Landing

9'4 x 6'1 (2.84m x 1.85m)

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

#### Bedroom One

13'6 x 11'1 (4.11m x 3.38m)

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

#### Bedroom Two

12'1 x 11'1 (3.68m x 3.38m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

6'7 x 6'2 (2.01m x 1.88m)

UPVC double glazed window and central heating radiator.

#### Bathroom

7'3 x 6'2 (2.21m x 1.88m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, dual flush WC, pedestal wash basin with mixer tap and rinse head, tiled elevation and tiled floor.

### External

### Front

Enclosed garden with off road parking.

### Rear

Enclosed garden with laid to lawn, patio, bedding area and access to side porch.

### Side Porch

11'3 x 5'6 (3.43m x 1.68m)

Two UPVC double glazed frosted windows, plumbed for washing machine, lino flooring, UPVC double glazed frosted doors to front and rear.



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