



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		85
(81-91)	B		
(69-80)	C	69	
(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.

## Oram Street, Bury, BL9 6EN

### £180,000

A SPACIOUS FOUR BEDROOM HOME IN BURY

We are proud to welcome this fantastic four bedroom end terrace home to the market in Bury. Boasting spacious rooms, set across three floors, contemporary style kitchen and bathrooms, a spacious open plan kitchen diner perfect for entertaining and having been well maintained by the current owners this property should not be missed. Situated conveniently close to local schools, amenities and commuter routes this property is perfect for a growing family looking to put their own stamp on this superb home.

Comprising briefly; entrance via the vestibule to a welcoming hallway. The hallway houses doors to the reception room and kitchen diner and stairs to the first floor. The first floor has a spacious landing with doors to three bedrooms, a bathroom and stairs to the second floor. The second floor houses a spacious main bedroom. Externally to the front there is an enclosed patio garden with mature shrubbery and on street parking. To the rear there is an enclosed patio yard.

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 follow our socials on instagram @keenans.ea and facebook @keenansestateagents



# Oram Street, Bury, BL9 6EN

£180,000



- Tenure Freehold
- Council Tax Band A
- EPC Rating C
- On Street Parking
- Spacious Four Bedroom End Terraced Property
- Ideal Family Home With Viewing Essential
- Contemporary Open Plan Fitted Kitchen/Diner
- Enclosed Paved Rear Yard
- Easy Access To Local Amenities
- Close Proximity To Local Amenities

## Ground Floor

### Entrance

Via a UPVC double glazed door to vestibule.

### Vestibule

3'9 x 3' (1.14m x 0.91m)

Door to hall.

### Hall

11' x 3'8 (3.35m x 1.12m)

Wood effect laminate floor, door to reception room, stairs to first floor and door to dining room.

### Reception Room

14'4 x 10' (4.37m x 3.05m)

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

### Dining Room

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

UPVC double glazed window, two central heating radiators, breakfast bar, door to under stairs storage and open to kitchen.

### Kitchen

13'11 x 6'9 (4.24m x 2.06m)

UPVC double glazed window, wood effect wall and base units with wood effect surfaces and island, integrated electric oven with four ring gas hob and extractor hood, composite one and a half sink and drainer with mixer tap, integrated dishwasher, plumbed for washing machine, door to rear, spotlights and wood effect laminate floor.

## First Floor

### Landing

9'2 x 6'2 (2.79m x 1.88m)

Two central heating radiators, doors to three bedrooms, bathroom and stairs to second floor.

### Bedroom One

14'2 x 10'10 (4.32m x 3.30m)

UPVC double glazed window, central heating radiator and spotlights.

### Bedroom Two

8'6 x 8'4 (2.59m x 2.54m)

UPVC double glazed window, central heating radiator and spotlights.

### Bedroom Three

11'2 x 4'9 (3.40m x 1.45m)

UPVC double glazed window, central heating radiator and spotlights.

### Bathroom

7'11 x 5'3 (2.41m x 1.60m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, panel bath with mixer tap and direct feed shower, vanity top wash basin with mixer tap, tiled elevations and tiled flooring.

## Second Floor

18'9 x 13'3 (5.72m x 4.04m)

UPVC double glazed Velux window, central heating radiator, spotlights, television point and eave storage.

## External

### Front

Enclosed patio yard with mature shrubs.

### Rear

Enclosed patio yard.



Tel: 01617510340

www.keenans-estateagents.co.uk