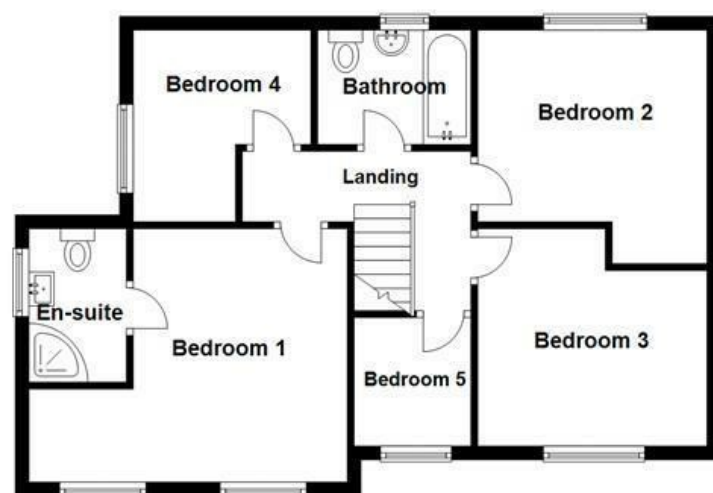


Ground Floor



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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		67	
(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.

Whitefield Road, Bury, BL9 9PN

Offers Over £325,000

AN IMPRESSIVE FIVE BEDROOM SEMI DETACHED PROPERTY

We are proud to present this impressive five bedroom semi detached property to the market in the sought after location of Bury. The current owners have added a fantastic extension to the rear which has transformed the kitchen into a contemporary, open plan kitchen/dining area. The property also boasts spacious rooms throughout, neutral decoration, a wood burning stove and an extensive tarmacked driveway to the front. This home would be perfect for a growing family looking for a forever home to make their own.

Comprising briefly, entrance via the front door to a welcoming hallway which has stairs to the first floor and doors to the second reception room, which could be utilised as an office and the open plan kitchen/dining area. The kitchen has doors leading out to the rear and the inner hallway. The inner hallway has doors leading to reception room one and the utility/WC. To the first floor, you will find a spacious landing which has doors leading to five well proportioned bedrooms and a three piece family bathroom. The main bedroom benefits from a three piece en suite shower room. Externally, to the front there is a spacious driveway for multiple cars. To the rear, there is an enclosed garden with patio and stone chip areas.

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

Whitefield Road, Bury, BL9 9PN

Offers Over £325,000



- Beautifully Presented Semi Detached Property
- Open Plan Living
- Extensive Driveway
- EPC Rating D
- Five Bedrooms
- Modern Fixtures and Fittings
- Tenure Freehold
- Two Bathrooms
- Perfect Family Home
- Council Tax Band A

Ground Floor

Entrance Hall

9'6 x 5'11 (2.90m x 1.80m)

UPVC double glazed frosted front door, central heating radiator, wood effect laminate flooring, doors leading to reception room two and open plan kitchen/dining area.

Reception Room Two

11'9 x 10'10 (3.58m x 3.30m)

UPVC double glazed window, central heating radiator, television point, log burning stove and wood effect laminate flooring.

Open Plan Kitchen/Dining Area

20'2 x 15'3 (6.15m x 4.65m)

Two UPVC double glazed windows, two velux windows, two central heating radiators, range of wall and base units, granite effect worktops, one and a half bowl ceramic sink with mixer and draining ridges, island, integrated high rise double oven and microwave, four ring induction hob and extractor hood, space for American-style fridge freezer and dishwasher, spotlights, wood effect laminate flooring, door to inner hall and UPVC double glazed door to rear.

Inner Hall

5'5 x 3'1 (1.65m x 0.94m)

Doors leading to reception room and utility/WC.

Reception Room

15'4 x 12'7 (4.67m x 3.84m)

Two UPVC double glazed windows, two central heating radiators, television point and wood effect laminate flooring.

Utility/WC

10'4 x 8'7 (3.15m x 2.62m)

UPVC double glazed frosted window, central heated towel rail, range of wall and base units, granite effect worktops, tiled elevations, plumbing for washing machine and dryer, dual flush WC, ceramic cleaners sink with grate and traditional taps, wall mounted wash basin with traditional taps and tiled flooring.

First Floor

Landing

Loft access, smoke detector, doors leading to five bedrooms and bathroom.

Bedroom One

15'2 x 12'3 (4.62m x 3.73m)

Two UPVC double glazed windows, central heating radiator, spotlights and door to en suite.

En Suite

7'5 x 4'7 (2.26m x 1.40m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosed with rainfall head and tiled flooring.

Bedroom Two

11'9 x 10'2 (3.58m x 3.10m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10'11 x 10'5 (3.33m x 3.18m)

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

Bedroom Four

10'5 x 8'7 (3.18m x 2.62m)

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

Bedroom Five

7'6 x 7'6 (2.29m x 2.29m)

UPVC double glazed window and central heating radiator.

Bathroom

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

UPVC double glazed window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, tiled panel bath with mixer tap and direct feed shower overhead, spotlights, tiled elevations and tiled flooring.

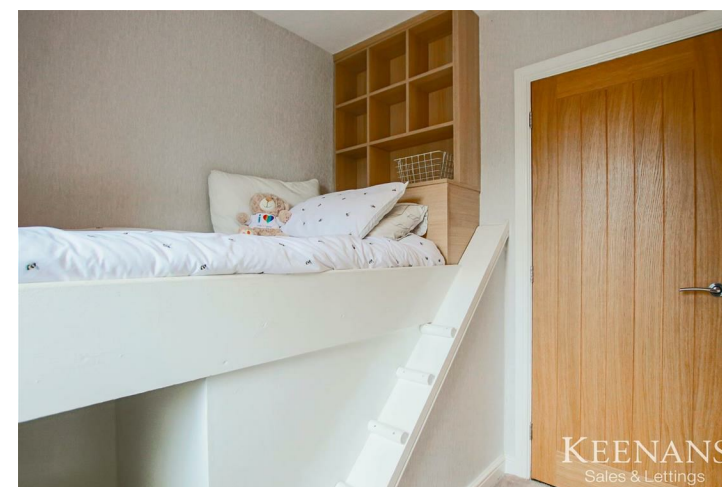
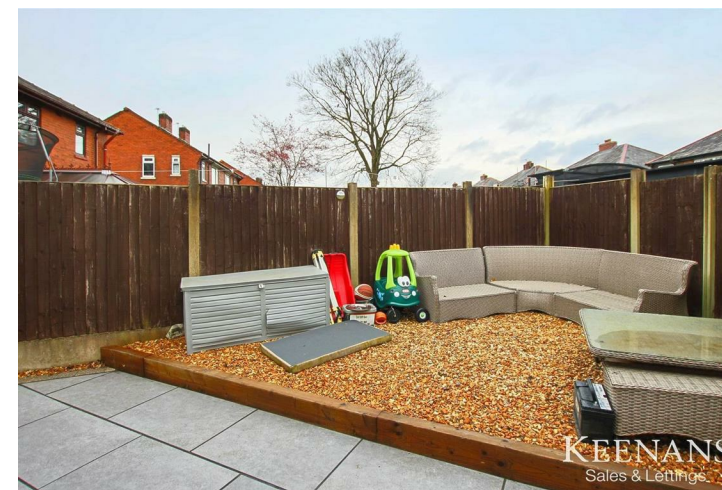
Exterior

Rear

Enclosed garden with patio and stone chip areas.

Front

Off road parking for multiple vehicles.



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