

Total area: approx. 95.1 sq. metres (1023.3 sq. feet)

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			86
(81-91) B			
(69-80) C			
(55-68) D		62	
(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.

Cotswold Crescent, Bury, BL8 1QP

Offers Over £310,000

SPACIOUS FIVE BEDROOM SEMI DETACHED FAMILY HOME

We are proud to present this five bedroom detached family home to the market in the sought after location of Bury. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes, ideally suited to a growing family looking to put their personal stamp on for a long term home, this property is definitely not one to be missed. The property boasts a modern fitted kitchen, well proportioned interiors and a side driveway leading to a detached garage.

Comprising briefly to the ground floor; entrance via the hallway which has doors to the downstairs WC, reception room one and stairs to the first floor. Reception room one is open to reception room two and has a door to the kitchen which leads out to the rear. To the first floor is a split level landing to five spacious bedrooms, shower room and family bathroom. Externally, to the rear is a detached garage, artificial lawn area with bedding and a patio. To the front, there is a laid to lawn garden, mature shrubbery and a driveway which continues down the side of the property to a detached garage.

For further information, or to arrange a viewing please contact our Bury office at your earliest convenience. To preview properties coming to the market with Keenans please follow our social media Facebook: Keenans Estate Agents and Instagram @keenans.ea

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Offers Over £310,000

 5  1  2  D

- Beautifully Presented Semi Detached Property
- Spacious Interiors
- Viewing Essential
- EPC Rating D
- Five Bedrooms & Two Reception Rooms
- Gardens to Front and Rear
- Leasehold Property
- Modern Fitted Kitchen
- Driveway & Detached Garage
- Council Tax Band C

Ground Floor

Entrance Hall

8'3 x 7'2 (2.51m x 2.18m)

UPVC double glazed window, doors leading to reception room, WC and stairs to first floor.

WC

5'6 x 2'5 (1.68m x 0.74m)

Dual flush WC, vanity top wash basin with mixer tap, tiled effect elevations and laminate flooring.

Reception Room One

14'8 x 9'8 (4.47m x 2.95m)

UPVC double glazed window, central heating radiator, three feature wall lights, ceiling rose, coving and open to reception room two.

Reception Room Two

9'10 x 9'2 (3.00m x 2.79m)

UPVC double glazed window, central heating radiator and door to kitchen.

Kitchen

13'4 x 7'11 (4.06m x 2.41m)

Two UPVC double glazed windows, central heating radiator, mix of wall and base units, laminate worktops, composite sink and drainer with mixer tap, integrated high rise oven, four ring gas hob and extractor hood, tiled splashbacks, spotlights and door to rear.

First Floor

Bedroom One

11'7 x 10'1 (3.53m x 3.07m)

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

Bedroom Two

12'4 x 8'8 (3.76m x 2.64m)

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

Bedroom Three

11'4 x 7'3 (3.45m x 2.21m)

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

Bedroom Four

9 x 8'9 (2.74m x 2.67m)

UPVC double glazed window and central heating radiator.

Bedroom Five

10'1 x 7'1 (3.07m x 2.16m)

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

Bathroom

6'10 x 5'2 (2.08m x 1.57m)

Central heating radiator, panel bath with mixer tap and overhead direct feed shower, vanity top wash basin with mixer tap, tiled effect elevations, PVC to ceiling, spotlights and laminate flooring.

Exterior

Rear

Artificial lawn, bedding areas, patio, and access to detached garage.

Garage

17'11 x 13'11 (5.46m x 4.24m)

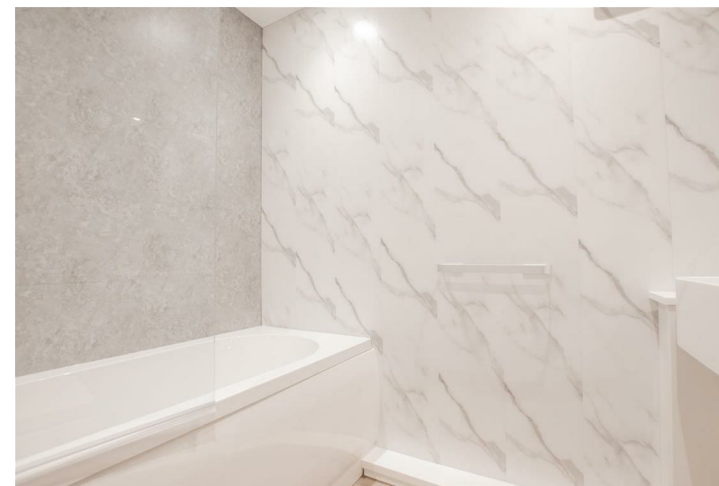
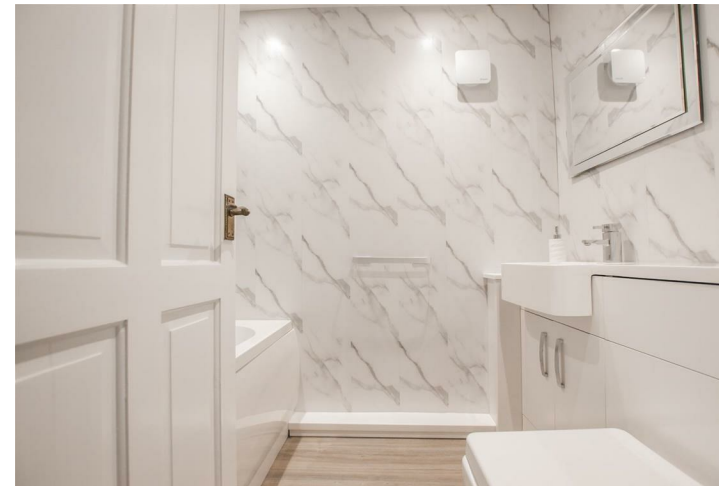
Front

Laid to lawn garden, bedding areas and driveway under archway.

Shower Room

3'3 x 3'1 (0.99m x 0.94m)

Direct feed shower, spotlights and tiled effect elevations.



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