



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.



Throstle Grove, Bury, BL8 1EB

Offers Over £270,000

THE PERFECT INVESTMENT OPPORTUNITY FOR A BRILLIANT FAMILY HOME

This three-bedroom family home is being proudly welcomed to the market. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes, this property is the perfect opportunity for someone to put their personal stamp on a long term family home. The property boasts spacious interiors with front and rear gardens.

Comprising briefly, to the ground floor; entrance via the hallway which has doors leading to the reception room and kitchen diner as well as the stairs to the first floor. The kitchen provides access to the downstairs shower room and garden room. To the first floor is landing to three bedrooms and a family bathroom. Externally, to the rear is a paved patio and decked seating area. To the front is a driveway providing off-road parking for numerous vehicles with access to a garage and bedding areas.

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 platforms Facebook : Keenans Estate Agents and Instagram @keenans.ea

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	79

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.

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- Tenure Leasehold
- Off Road Parking With Driveway And Access To A Garage
- Viewing Essential
- Easy Access To Major Commuter Routes
- Council Tax Band C
- Three Bedroom Semi Detached Property
- Enclosed Rear Garden With Decked Area And Garden To The Front
- EPC Rating D
- Ideal Investment Opportunity Or Once Renovated An Ideal Home For A Small Family
- Easy Access To Local Amenities

Ground Floor

Entrance

Via a composite double glazed door to vestibule.

Vestibule

4'5 x 4'2 (1.35m x 1.27m)
Central heating radiator and door to hall.

Hall

9'10 x 2'10 (3.00m x 0.86m)
UPVC double glazed window, doors to kitchen, reception room and stairs to first floor.

Reception Room

19'2 x 14'8 (5.84m x 4.47m)
UPVC double glazed windows, two central heating radiators, electric fire with stone surround, door to under stairs storage, five feature wall lights and open archway.

Storage

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

Kitchen

14'10 x 16'2 (4.52m x 4.93m)
Two UPVC windows, two central heating radiators, range of wall and base units, laminate work tops, stainless steel one and a half sink and drainer with mixer tap, four ring gas hob with extractor hood, high rise oven and grill, integrated fridge freezer, integrated dish washer, part tiled elevation, spotlights, tiled flooring, door to shower room, door to rear and loft access.

Shower Room

6'4 x 5'4 (1.93m x 1.63m)
UPVC double glazed frosted window, central heating radiator, low level WC, pedestal wash basin, double direct feed shower, bidet, spotlights, extractor fan, tiled elevation and tiled flooring.

Garden Room

8'5 x 6'2 (2.57m x 1.88m)
UPVC double glazed windows, tiled flooring and door to rear.

First Floor

Landing

UPVC double glazed window, central heating radiator, doors to three bedrooms and bathroom.

Bedroom One

14'7 x 10'2 (4.45m x 3.10m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

10'5 x 8'6 (3.18m x 2.59m)
UPVC double glazed window, central heating radiator and integrated wardrobes.

Bedroom Three

8'3 x 8'5 (2.51m x 2.57m)
UPVC double glazed window and central heating radiator.

Bathroom

7'3 x 5'9 (2.21m x 1.75m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, P shaped panel bath with over head electric feed shower and mixer tap, spotlights, extractor fan, tiled elevation and tiled flooring.

External

Front

Garden, bedding areas and driveway with access to a garage.

Garage

18'10 x 10'3 (5.74m x 3.12m)
Combi boiler, UPVC double glazed frosted window, electric supply and up and over door.

Rear

Paved patio and decked seating area.

