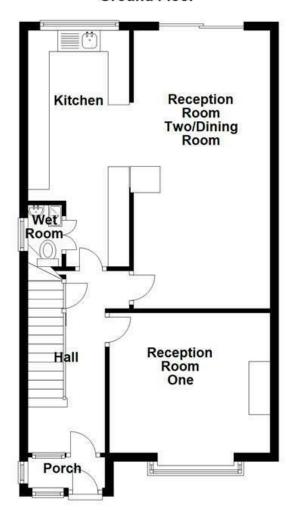


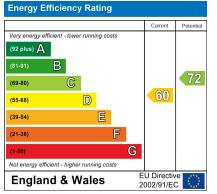
Ground Floor



Bathroom Bedroom 2 Bedroom 1

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.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.









Radcliffe Road, Bury, BL9 9JY £260,000

SPACIOUS THREE-BEDROOM SEMI-DETACHED FAMILY HOME -WITH PLANNING PERMISSION FOR DOUBLE STORY SIDE EXTENSION

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 perfect for a small/growing family looking for their long term home, ready to move into. The property boasts two spacious reception rooms and a spacious rear garden as well as a detached garage.

Comprising briefly, to the ground floor; entrance via the porch which leads directly through to the hallway. The hallway has doors to both reception rooms, the kitchen and stairs to the first floor. The second reception room is open to the dining room and the kitchen. The kitchen has access to the downstairs WC as well as the rear of the property. To the first floor is a landing to three bedrooms and a family bathroom. Externally, to the rear is a laid to lawn garden with a paved patio area and a detached garage. To the front is a laid to lawn garden and a driveway providing off-road parking for numerous vehicles.

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

Radcliffe Road, Bury, BL9 9JY £260,000













- Tenure Leasehold
- Off Road Parking With Driveway For Numerous Vehicles
- Fitted Kitchen With Open Plan Dining Area
- Close Proximity To Major Commuter Routes
- Council Tax Band C
- EPC Rating D
- Spacious Three Bedroom Semi Detached Property Ideal Family Home With Viewing Essential
- Extensive Laid To Lawn Garden With Paved Patio Mature Shrubs And Easy Access To Local Amenities

Ground Floor

Entrance

Via a UPVC door to porch.

Porch

5'10 x 3'6 (1.78m x 1.07m)

12'7 x 5'2 (3.84m x 1.57m)

Reception Room One

11'11 x 10'10 (3.63m x 3.30m)

UPVC double glazed bay window, central heating radiator, electric fire with marble surround and coving.

Reception Room Two/Dining Room

21'6 x 10'7 (6.55m x 3.23m)

UPVC sliding doors to rear, two central heating radiators, three feature wall lights, coving and open plan to kitchen.

Kitchen

18'3 x 8'5 (5.56m x 2.57m)

Two UPVC double glazed windows, range of wall and base units and floor to ceiling units, laminate work top, composite sink and drainer with mixer tap, space for single oven, fridge freezer, plumbed for washing machine, dryer and laminate flooring.

Wet Room

4'9 x 2'6 (1.45m x 0.76m)

UPVC double glazed frosted window, pedestal wash basin with mixer tap, dual flush WC, electric feed shower, tiled elevation and tiled flooring.

First Floor

Landing

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

Bedroom One

10'8 x 9'6 (3.25m x 2.90m)

UPVC double glazed bay window, central heating radiator and fitted

Bedroom Two

11'10 x 10'4 (3.61m x 3.15m)

Bedroom Three

10' x 6'10 (3.05m x 2.08m)

UPVC double glazed window and central heating radiator.

Bathroom

6'1 x 5'6 (1.85m x 1.68m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap and electric feed shower, tiled elevation and tiled floor.

External

Rear

Laid to lawn garden, paved patio, mature shrubs and detached garage.

Front

Driveway and laid to lawn garden.

















