



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	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
	72
60	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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## 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
- Spacious Three Bedroom Semi Detached Property
- Extensive Laid To Lawn Garden With Paved Patio Mature Shrubs And Detached Garage
- EPC Rating D
- Ideal Family Home With Viewing Essential
- 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)  
UPVC double glazed window and door to hall.

### Hall

12'7 x 5'2 (3.84m x 1.57m)  
Central heating radiator, door to reception room one, reception room two and kitchen.

### 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 wardrobe.

### Bedroom Two

11'10 x 10'4 (3.61m x 3.15m)  
UPVC double glazed window, central heating radiator and fitted wardrobe.

### 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.



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