



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	61	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Whitburn Drive, Bury, BL8 1EH

Offers Over £234,950

THREE BEDROOM DORMER BUNGALOW IN SOUGHT AFTER LOCATION

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 a front garden and rear garden with a side driveway providing off road parking for numerous vehicles.

Comprising briefly, to the ground floor; entrance via the porch which has a door into the hallway. The hallway has doors leading into the bathroom, the dining room and the reception room as well as the main bedroom. To the first floor is a landing to two bedrooms. Externally, to the rear is a paved garden with bedding areas and mature shrubbery as well as the detached garage. To the front is a driveway providing parking for numerous vehicles.

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Whitburn Drive, Bury, BL8 1EH

Offers Over £234,950



- Semi Detached Property
- Two Reception Rooms
- Off Road Parking & Garage
- EPC Rating: D
- Three Bedrooms
- Three Piece Bathroom
- Leasehold
- Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band C

Ground Floor

Entrance Porch

10'5 x 2'9 (3.18m x 0.84m)

UPVC double glazed entrance door, four UPVC double glazed windows, laminate flooring and door to the hallway.

Hallway

19'9 x 4'9 (6.02m x 1.45m)

Central heating radiator and doors to bathroom, two reception rooms and bedroom.

Reception Room One

16'1 x 11'9 (4.90m x 3.58m)

UPVC double glazed window, central heating radiator, gas fire, two feature wall lights, coving and stairs to the first floor.

Bathroom

6'7 x 5'10 (2.01m x 1.78m)

UPVC double glazed frosted window, central heating towel rail, panelled bath with electric feed shower overhead, pedestal wash basin, low basin WC, tiled elevations and tile effect flooring.

Bedroom One

16'8 x 12'1 (5.08m x 3.68m)

UPVC double glazed window, central heating radiator and electric feed shower unit.

Reception Room Two

14'11 x 11'2 (4.55m x 3.40m)

UPVC double glazed windows, central heating radiator, spotlights, part wood effect flooring and doors to the kitchen and to the rear.

Kitchen

12'1 x 7' (3.68m x 2.13m)

UPVC double glazed window, range of wall and base units with laminate surfaces and tiled splashbacks, space for range cooker, extractor hood, stainless steel one and a half bowl sink with drainer and mixer tap, plumbing for washing machine, space for fridge, tile effect flooring and door to the side elevation.

First Floor

Landing

Doors to two bedrooms.

Bedroom Two

13'8 x 9' (4.17m x 2.74m)

UPVC double glazed window and central heating radiator.

Bedroom Three

11'3 x 8'7 (3.43m x 2.62m)

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

External

Front

Block paved driveway providing off road parking.

Rear

Paved garden with stone chipped areas, raised beds and access to the garage.

