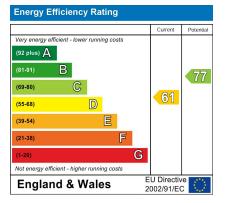


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.

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.









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.

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

Whitburn Drive, Bury, BL8 1EH Offers Over £234,950















- Semi Detached Property
- Two Reception Rooms
- Off Road Parking & Garage
- EPC Rating: D

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)

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

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

- Three Bedrooms
- Three Piece Bathroom
- Leasehold

- Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band C

Front

Block paved driveway providing off road parking.

Rear

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















