



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		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Manchester Road, Bury, BL9 9QR

£470,000

A STUNNING GRADE II LISTED FAMILY HOME DATING BACK TO 1717

Nestled on Manchester Road in Bury, this semi-detached house is a true gem. Dating back to 1717, this Grade II listed property exudes traditional character and charm. Steeped in history as part of the former coach houses serving Manchester Road, this home offers a unique living experience.

Boasting four bedrooms, each generously sized, with three of them featuring ensuite facilities, this property provides ample space for a growing family. The four reception rooms offer versatile living solutions, catering to various needs and preferences, with potential use for some to be utilised as additional bedrooms.

The true charm of this gorgeous property is the abundance of character and style that you will find throughout. Original porthole windows, high ceilings, exposed stonework and beams all exude sophistication and luxury living having been sympathetically decorated with neutral, modern decor.

If you're seeking a home that seamlessly combines history with modern living, this stunning property on The Starkies is sure to captivate you.

For further information or to book a viewing please contact our Bury branch at your earliest convenience.

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- Grade II Listed Property
- Fitted Kitchen
- Off Road Parking
- Sort After Location
- Set Over Four Floors
- Abundance Of Character
- Freehold
- Four / Five Bedrooms - Three With En Suite Facilities
- Enclosed Paved Yard
- Council Tax Band E

Ground Floor

Reception Room One

18'6 x 18'3 (5.64m x 5.56m)

Hardwood single glazed entrance door, three UPVC double glazed sash windows, three central heating radiators, wood flooring, exposed beams, spiral staircase to the lower ground floor, stairs to the first floor and door to reception room two.

Reception Room Two

18'7 x 10'8 (5.66m x 3.25m)

Single glazed circular window, two hardwood single glazed windows, central heating radiator, stone flooring, exposed beams, through fire with cast iron multi fuel burning stove with tiled hearth and surround, open to the kitchen.

Kitchen

18'3 x 12'10 (5.56m x 3.91m)

Single glazed circular leaded windows, stone flooring, range of base units with laminate surfaces, composite inset sink with drainer and mixer tap, Rangemaster cooker with five ring gas hob, integrated dishwasher, plumbing for washing machine, space for fridge freezer, enclosed boiler, exposed beams, hardwood single glazed stable door to the rear and hardwood door to the front.

Lower Ground Floor

Reception Room Three

17'1 x 17' (5.21m x 5.18m)

Two hardwood single glazed windows, central heating radiator and feature fireplace.

First Floor

Landing

Original single glazed circular window, stairs to the second floor and doors to bedroom two, reception room four and bathroom.

Reception Room Four

18'4 x 13' (5.59m x 3.96m)

Two UPVC double glazed sash windows, two central heating radiators and exposed beams.

Bedroom Two

19' x 18'8 (5.79m x 5.69m)

Two hardwood single glazed circular windows, hardwood single glazed window, central heating radiator and exposed beams.

Bathroom

10'6 x 9' (3.20m x 2.74m)

Hardwood single glazed frosted window, central heating towel rail, low basin WC, two vanity top wash basins, freestanding roll top bath, corner direct feed shower unit, exposed beams, spotlights, tiled elevations and wood effect flooring.

Second Floor

Landing

Vaulted ceiling, Velux window, hardwood single glazed circular window, hardwood single glazed window, central heating radiator, exposed beams and doors to three bedrooms.

Bedroom One

18'9 x 13'3 (5.72m x 4.04m)

Two hardwood single glazed circular windows, two central heating radiators and door to the en suite.

En Suite

7'4 x 5'11 (2.24m x 1.80m)

Dual flush WC, wall mounted wash basin, electric feed shower unit, part PVC panelled elevations, exposed beams and wood effect flooring.

Bedroom Three

13'7 x 12'7 (4.14m x 3.84m)

Single glazed circular leaded window, hardwood single glazed window, central heating radiator, vaulted ceiling, exposed beams and door to the en suite.

En Suite

5'5 x 5' (1.65m x 1.52m)

Single glazed circular leaded window, central heating radiator, low basin WC, pedestal wash basin, corner electric feed shower unit, extractor fan, PVC panelled elevations, exposed beams and wood effect flooring.

Bedroom Four

14'7 x 14'7 (4.45m x 4.45m)

Hardwood single glazed circular window, central heating radiator, exposed beams, vaulted ceiling, fitted storage and door to the en suite.

En Suite

7'2 x 5'5 (2.18m x 1.65m)

Low basin WC, pedestal wash basin, corner direct feed shower unit, central heating towel rail, extractor fan, PVC panelled elevations, spotlights, exposed beams and wood effect flooring.

External

Front

Off road parking for two vehicles.

Rear

Enclosed paved yard with timber shed.



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