



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			88
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Valley Mill Lane, Bury, BL9 9BY

Offers Over £230,000

AN ENVIABLE FAMILY HOME

Having been presented and maintained beautifully throughout with spacious rooms, modern fixtures and fittings and fantastic gardens, this exceptional three bedroom link detached property is being proudly welcomed to the market in the sought after location of Bury on a popular estate. With two bathrooms, open plan living space and no chain delay, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Rossendale, Rochdale and major motorway links.

The property comprises briefly; a welcoming entrance porch leads through to a spacious reception room and WC. The reception room leads openly on to a contemporary fitted kitchen diner and houses a staircase to the first floor. The kitchen diner leads openly through to a second reception room. The first floor comprises of doors on to three generously sized bedrooms and a three-piece family bathroom. The main bedroom benefits from an en suite shower room. Externally there is a low maintenance enclosed garden to the rear with paving and artificial lawn. To the front there is a garden with paving and laid to lawn areas, as well as off road parking.

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

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Offers Over £230,000



- Tenure Leasehold
- Off Road Parking With Drive
- Two Reception Rooms
- Ample Sized Low Maintenance Rear Garden

- Council Tax Band B
- Link Detached Property
- Three Bedrooms

- EPC Rating C
- Two Bathrooms
- Ideal Family Home

Ground Floor

Entrance

Composite double glazed frosted door to porch.

Porch

3'11 x 3'4 (1.19m x 1.02m)
Doors to reception room and WC.

WC

4'7 x 3'11 (1.40m x 1.19m)
UPVC double glazed frosted window, central heating radiator, two piece suite, dual flush WC, pedestal wash basin and tiled effect lino.

Reception Room One

15'2 x 13'1 (4.62m x 3.99m)
Two UPVC double glazed windows, central heating radiator, smoke alarm, television point, wood effect laminate floor, open to kitchen/diner and stairs to first floor.

Kitchen/Diner

15'2 x 9'7 (4.62m x 2.92m)
UPVC double glazed window, range of wood effect wall and base units, granite effect surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer and washing machine, integrated boiler, PVC to ceiling, tiled floor, open to reception room two and UPVC double glazed patio doors to rear.

Reception Room Two

13'3 x 8'8 (4.04m x 2.64m)
Central heating radiator, tiled floor, UPVC double glazed frosted door to front and UPVC double glazed patio doors to rear.

First Floor

Landing

15'2 x 6'5 (4.62m x 1.96m)
Central heating radiator, loft access, over stairs storage, doors to three bedrooms and bathroom.

Bedroom One

13'3 x 9'8 (4.04m x 2.95m)
Two UPVC double glazed windows, central heating radiator, fitted wardrobe and door to en suite.

En Suite

6'7 x 5'9 (2.01m x 1.75m)
UPVC double glazed frosted window, central heating radiator, three piece suite, dual flush WC, pedestal wash basin, direct feed shower enclosure, tiled elevation, extractor fan and tiled effect lino.

Bedroom Two

9'8 x 8' (2.95m x 2.44m)
UPVC double glazed window and central heating radiator.

Bedroom Three

9'8 x 6'9 (2.95m x 2.06m)
UPVC double glazed window and central heating radiator.

Bathroom

9' x 6'7 (2.74m x 2.01m)
UPVC double glazed frosted window, central heating radiator, three piece suite, panel bath, dual flush WC, pedestal wash basin, tiled elevation, extractor fan and tiled effect lino floor.

External

Rear

Low maintenance garden with artificial lawn and paved patio.

Front

Laid to lawn garden with paved areas and off road parking.

