



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	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	

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.

Church Croft, Bury, BL9 8JD

Price Guide £315,000

A SPACIOUS FOUR BEDROOM FAMILY HOME IN A POPULAR LOCATION

To be sold via online auction - powered by The Auction Group - BLOCK VIEWING 12th JULY 2024 10am till 12pm

Nestled in the heart of a popular area of Bury, this four bedroom detached family home is perfectly suited for a growing family looking for a property they can put their stamp on to make it their dream family home. The property flows internally with well-proportioned living accommodation, four good sized bedrooms, off road parking and easy access to local amenities, schools and major commuter routes.

The property comprises briefly, to the ground floor: entrance through the porch to a welcoming hallway with stairs leading to the first floor and doors providing access to a downstairs WC, understairs storage, a spacious reception room, and a contemporary fitted kitchen. The kitchen and reception room both provide access to the second reception room. The kitchen also provides internal access to the garage. To the first floor is a landing with doors leading to four bedrooms and a three piece bathroom suite. The main bedroom benefits from an en suite shower room. Externally, the property boasts a rear laid to lawn garden. The front offers a laid to lawn garden with a driveway providing off road parking, leading to the integral garage.

To be sold via Online Auction, via unconditional terms, completion strictly within 28 days
Auction date: 23rd July 2024

Church Croft, Bury, BL9 8JD

Price Guide £315,000



- Immaculate Detached Property
- Contemporary Fitted Kitchen
- Extensive Driveway and Integral Garage
- EPC Rating C
- Four Bedrooms
- Spacious Interiors
- Tenure Freehold
- Two Bathrooms
- Landscaped Gardens to Front and Rear
- Council Tax Band E

Ground Floor

Entrance Porch

4'2 x 3'6 (1.27m x 1.07m)

UPVC double glazed frosted front door, UPVC double glazed window, vinyl flooring and door to hall.

Hall

14'1 x 6'5 (4.29m x 1.96m)

Central heating radiator, spotlights, tiled effect flooring, stairs to first floor, doors leading to WC, kitchen and reception room one.

WC

7'4 x 2'1 (2.24m x 0.64m)

UPVC double glazed frosted window, central heating radiator, low base WC, wall mounted wash basin with traditional taps, alarm and tiled effect flooring.

Reception Room One

14'1 x 11'10 (4.29m x 3.61m)

UPVC double glazed box bay window, central heating radiator, smoke detector and open to reception room two.

Reception Room Two

10'8 x 8'11 (3.25m x 2.72m)

Alarm, central heating radiator, door to kitchen and double glazed sliding door to rear.

Kitchen

16'5 x 8'9 (5.00m x 2.67m)

UPVC double glazed window, UPVC double glazed frosted window, central heating radiator, mix of high gloss wall and base units, laminate worktops, integrated oven with five ring gas hob and extractor hood, tiled splashbacks, composite sink and drainer with mixer tap, space for fridge freezer, spotlights, tiled effect flooring, door to garage and UPVC double glazed French doors to rear.

Garage

17 x 8'5 (5.18m x 2.57m)

Up and over garage door and wall mounted Vaillant boiler.

First Floor

Landing

Spotlights, loft access, smoke detector, doors leading to four bedrooms and bathroom.

Bedroom One

13'2 x 12'6 (4.01m x 3.81m)

UPVC double glazed box bay window, central heating radiator, fitted wardrobes and door to en suite.

En Suite

5'7 x 5'1 (1.70m x 1.55m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and overhead rinse head, PVC to ceiling, spotlights, fully tiled elevations and tiled effect flooring.

Bedroom Two

12'6 x 8'6 (3.81m x 2.59m)

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

Bedroom Three

10'8 x 9'10 (3.25m x 3.00m)

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

Bedroom Four

9'5 x 8'6 (2.87m x 2.59m)

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

Bathroom

6'8 x 6'1 (2.03m x 1.85m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and rinse head, PVC to ceiling, spotlights, fully tiled elevations and tiled effect flooring.

Exterior

Rear

Enclosed laid to lawn garden.

Front

Laid to lawn garden, off road parking and access to integral garage.

Garage

17 x 8'5 (5.18m x 2.57m)



Tel: 01617510340

www.keenans-estateagents.co.uk