



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.



## Manchester Road, Bury, BL9 9HJ

### Offers Over £190,000

#### STUNNING FAMILY HOME WITH ORIGINAL FEATURES


Welcome to this charming property located on Manchester Road in Bury! This delightful home boasts two spacious reception rooms, three bedrooms, and a three piece bathroom, making it a perfect family home.

As you step inside, you'll be greeted by a spacious and bright interior that is sure to make you feel right at home. The property exudes character with a perfect blend of old-world charm and modern features, creating a unique and inviting atmosphere.

One of the standout features of this property is the stunning stained glass windows that add a touch of elegance and character to the space. The modern appliances and decor throughout the house ensure that you have all the conveniences of contemporary living while still enjoying the charm of a traditional home.

Located in a convenient area, you'll have easy access to local amenities, making daily errands a breeze. Whether you're looking to relax in one of the cosy reception rooms or unwind in one of the three comfortable bedrooms, this property offers the perfect balance of comfort and style.

Don't miss out on the opportunity to make this lovely house your new home in Bury. Book a viewing with our Bury branch today and experience the unique charm and warmth that this property has to offer!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>			
(39-54) <b>E</b>		44	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.



# Manchester Road, Bury, BL9 9HJ

## Offers Over £190,000

 3  1  2  E

- Charming End Terraced Property
- Contemporary Fitted Kitchen and Utility
- Enclosed Yard to Rear
- EPC Rating E
- Three Bedrooms
- Bursting with Character
- Tenure Freehold
- Three Piece Bathroom
- Original Features
- Council Tax Band B

### Ground Floor

#### Entrance Vestibule

3'10 x 3'8 (1.17m x 1.12m)  
Hardwood front door, tiled flooring and door to hall.

#### Hall

13'1 x 4'0 (3.99m x 1.22m)  
Central heating radiator, corbels, doors leading to two reception rooms and stairs to first floor.

#### Reception Room One

13'6 x 12'0 (4.11m x 3.66m)  
Hardwood single glazed window, central heating radiator, cornice coving to ceiling, cast iron fireplace and television point.

#### Reception Room Two

15'6 x 12'8 (4.72m x 3.86m)  
Hardwood single glazed window, central heating radiator, cornice coving to ceiling, picture rail, cast iron fireplace, wood effect laminate flooring and door to inner hall.

#### Inner Hall

4'1 x 2'11 (1.24m x 0.89m)  
Door to kitchen and door to stairs to lower ground floor.

#### Kitchen

11'9 x 7'10 (3.58m x 2.39m)  
Central heating radiator, range of wall and base units with laminate worktops, integrated oven with four ring electric hob and extractor hood, stainless steel splashback, part tiled elevations, space for American-style fridge freezer, wood effect laminate flooring, door to utility and UPVC double glazed French doors to rear.

#### Utility

7'9 x 6'4 (2.36m x 1.93m )  
Single glazed skylight window, base units with laminate worktops, stainless steel sink and drainer with high spout mixer tap, tiled splashback, plumbing for washing machine, space for dryer and wood effect laminate flooring.

### Lower Ground Floor

#### Basement

16'4 x 13'1 (4.98m x 3.99m)  
Electric and lighting.

### First Floor

#### Landing

14'10 x 5'3 (4.52m x 1.60m )  
Loft access, doors leading to three bedrooms, family bathroom and storage.

#### Bedroom One

16'3 x 13'3 (4.95m x 4.04m )  
Hardwood single glazed window, central heating radiator and cast iron fireplace.

#### Bedroom Two

10'6 x 9'9 (3.20m x 2.97m)  
Hardwood single glazed window and central heating radiator.

#### Bedroom Three

10'7 x 5'4 (3.23m x 1.63m )  
UPVC double glazed window and central heating radiator.

#### Bathroom

11'9 x 7'9 (3.58m x 2.36m)  
Two hardwood single glazed frosted windows, central heated towel rail, dual flush W/C, vanity top wash basin with mixer tap, panel bath with traditional taps and overhead direct feed rainfall shower with rinse head, linen cupboard and wood effect laminate flooring.

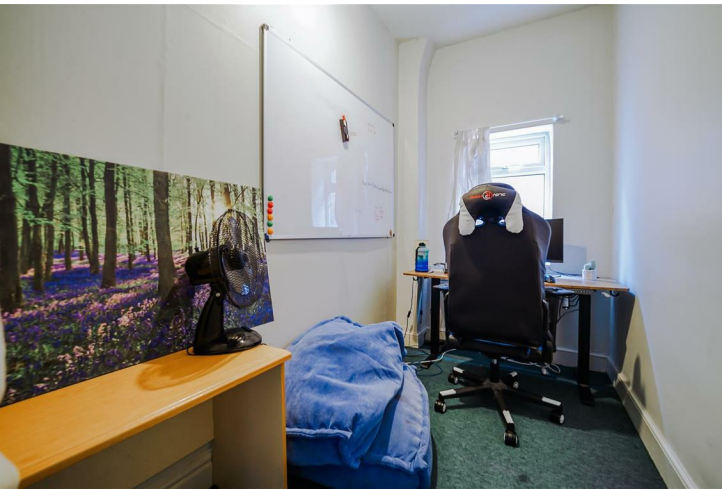
#### External

#### Rear

Enclosed paved yard.

#### Front

Paved steps to entrance.



Tel: 01617510340

www.keenans-estateagents.co.uk