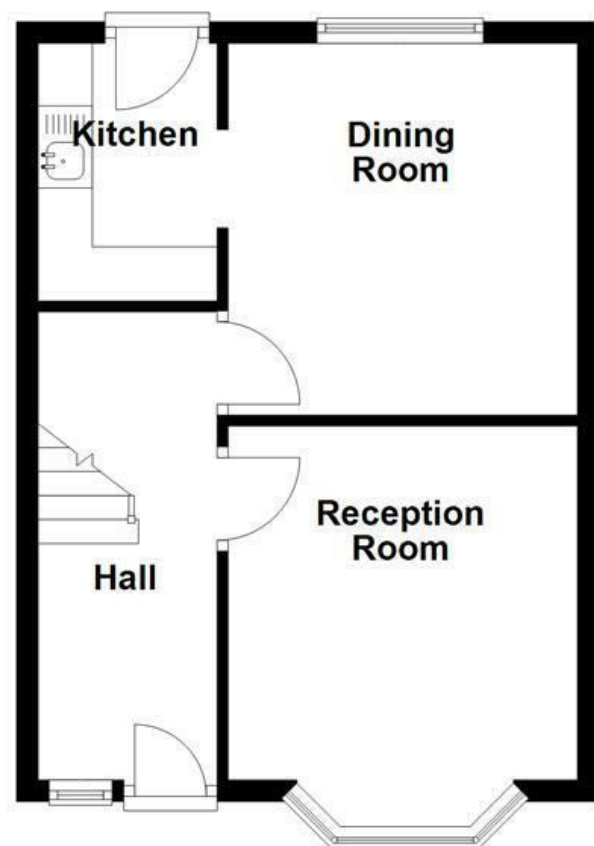
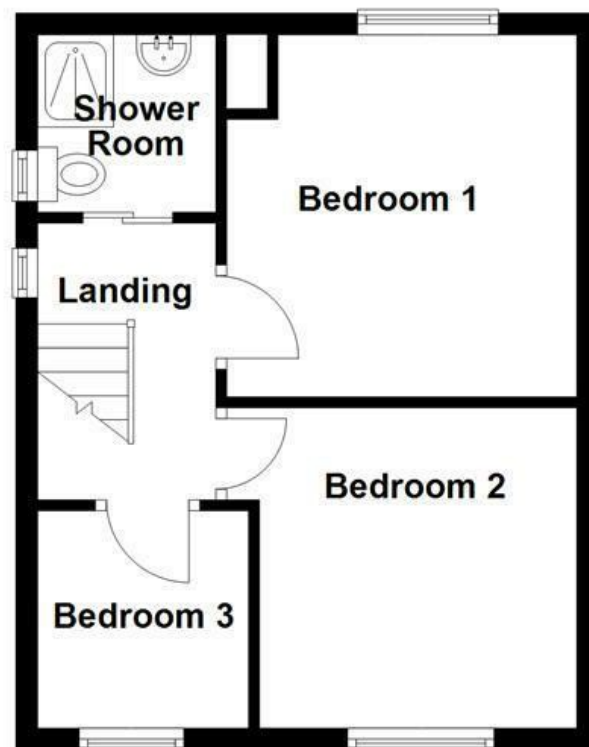


Ground Floor



First Floor



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		74	
(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.

Cardigan Drive, Bury, BL9 9LG

£210,000

AN ENVIABLE SEMI DETACHED PROPERTY

Having been presented and maintained beautifully throughout with spacious rooms, modern fixtures and fittings and low maintenance gardens, this enviable three bedroom semi detached property is being proudly welcomed to the market in the sought after location of the ever popular market town of Bury on a popular estate. With open plan kitchen diner, three generously sized bedrooms and neutral decoration, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Rochdale, Rossendale and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, dining room and staircase to the first floor. The dining room leads openly on to a contemporary fitted kitchen. The first floor comprises of doors on to three generously sized bedrooms and a three-piece shower room. Externally there is an enclosed garden to the rear with artificial lawn, decking and bedding areas. To the front there is a stone chip garden with bedding and paved areas.

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

Cardigan Drive, Bury, BL9 9LG

£210,000



- Tenure Rentacharge
- On Street Parking
- Open Plan Kitchen/Dining Space
- Easy Access To Major Commuter Routes
- Council Tax B
- Semi Detached Property
- Ideal Family Home Ready To Move Into
- EPC Rating C
- Three Bedrooms
- Ample Sized Low Maintenance Enclosed Rear Garden

Ground Floor

Entrance

UPVC double glazed frosted door to hall.

Hall

12'8 x 5'5 (3.86m x 1.65m)

UPVC double glazed frosted window, central heating radiator, meter cupboard, smoke alarm, doors to reception room, dining room and stairs to first floor.

Reception Room

10'9 x 10'7 (3.28m x 3.23m)

UPVC double glazed bay window, central heating radiator, coving, two feature wall lights, television point and wood effect laminate flooring.

Dining Room

11'3 x 10'7 (3.43m x 3.23m)

UPVC double glazed window, central heating radiator, coving, wood effect laminate flooring and open to kitchen.

Kitchen

7'10 x 5'5 (2.39m x 1.65m)

Range of glossed wall and base units, wood effect surface, tiled splash back, stainless steel sink and drainer with high spout mixer tap, integrated electric oven with two ring induction hob and extractor hood, integrated dish washer, spotlights, wood effect laminate flooring and UPVC double glazed door to rear.

First Floor

Landing

8' x 5'5 (2.44m x 1.65m)

UPVC double glazed frosted window, loft hatch, doors to three bedrooms and sliding door to shower room.

Bedroom One

10'11 x 10'7 (3.33m x 3.23m)

UPVC double glazed window, central heating radiator and store cupboard.

Bedroom Two

10'7 x 9'8 (3.23m x 2.95m)

UPVC double glazed window, central heating radiator and loft access.

Bedroom Three

6'7 x 6'5 (2.01m x 1.96m)

UPVC double glazed window and central heating radiator.

Shower Room

5'5 x 5'4 (1.65m x 1.63m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, vanity top wash basin with mixer tap, dual flush WC, double direct feed rainfall shower with rinse head enclosure, tiled elevation, extractor fan, integrated linen cupboard and tiled flooring.

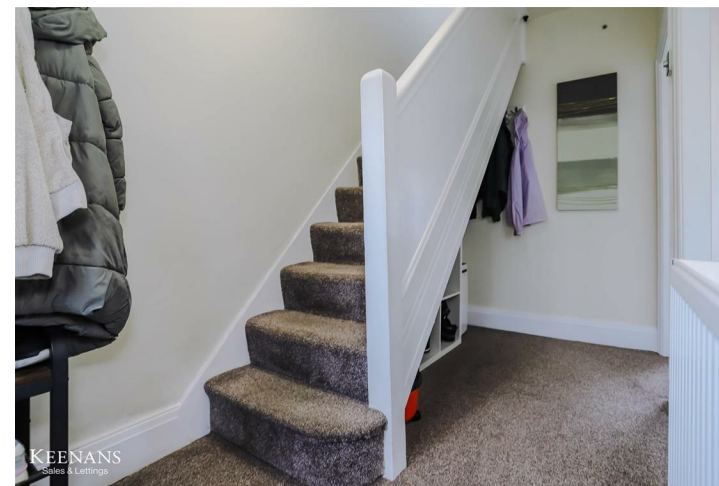
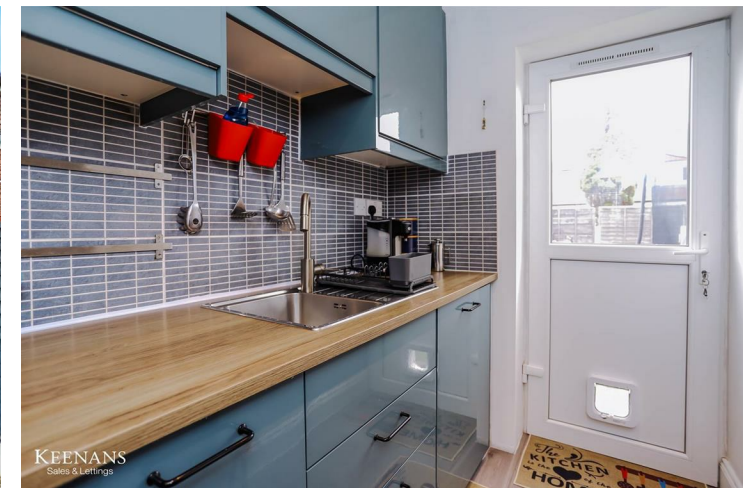
External

Rear

Enclosed garden with artificial lawn, decking and stone chipping.

Front

Stone chip garden with bedding and paving.



Tel: 01617510340

www.keenans-estateagents.co.uk