



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 | | 75 | 84 |
| (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.

Haig Road, Bury, BL8 2ND

Offers Over £425,000

EXCEPTIONAL DETACHED PROPERTY

Welcome to this outstanding detached property located on Haig Road in Bury! This home boasts a stunning open plan kitchen/living area, spacious reception room, four bedrooms, and two bathrooms, making it the perfect family home.

As you step inside, you'll be greeted by a spacious interior that is perfect for both relaxing and entertaining. The spacious reception room and open plan living area offer plenty of space for family gatherings or quiet evenings in. The four bedrooms provide ample room for the whole family to unwind and rest comfortably. With two bathrooms, there will be no more waiting in line during the morning rush. One of the standout features of this property is its peaceful garden. Imagine enjoying a cup of tea in the morning or hosting a barbecue with friends in this serene outdoor space.

This house truly is one of a kind, offering a perfect blend of comfort, style, and functionality. Don't miss out on the opportunity to make this property your new home!

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Haig Road, Bury, BL8 2ND

Offers Over £425,000



- Exceptional Detached Property
- Modern Fitted Dining Kitchen
- Ample Off Road Parking and Garage
- EPC Rating C
- Four Bedrooms
- Open Plan Living
- Tenure Freehold
- Two Bathrooms
- Presented to Highest Standard Throughout
- Council Tax Band D

Ground Floor

Entrance Porch

UPVC double glazed French doors and windows, spotlights, tiled flooring and composite double glazed frosted door to hall.

Hall

19'3 x 6'2 (5.87m x 1.88m)

Central heating radiator, smoke detector, Karndean flooring, doors leading to reception room, WC, open plan kitchen/living area, integral garage and stairs to first floor.

Reception Room

15'4 x 10'8 (4.67m x 3.25m)

UPVC double glazed bow bay window, central heating radiator, gas fire with stone fireplace, data point and television point.

Open Plan Kitchen/Living Area

29'3 x 20'6 (8.92m x 6.25m)

Two UPVC double glazed windows, two central heating radiators, smoke detector, spotlights, range of matte wall and base units with Corian worktops, Corian inset sink with mixer tap and drainer, five ring induction hob and extractor hood, integrated high rise double oven, space for fridge freezer, integrated dishwasher, television point, data point, Karndean flooring and UPVC double glazed French doors to rear.

WC

4'5 x 4'2 (1.35m x 1.27m)

Central heated towel rail, dual flush WC, vanity top wash basin with mixer tap and tiled splashback.

Garage

15'4 x 11'8 (4.67m x 3.56m)

Range of wall and base units, laminate worktops, stainless steel sink and drainer with mixer tap, tiled splashback, plumbing for washing machine, space for dryer, integrated shelves, Baxi boiler, power, lighting and up and over garage door.

First Floor

Landing

14'1 x 6'3 (4.29m x 1.91m)

Loft access, smoke detector, doors leading to four bedrooms and family bathroom.

Bedroom One

18'0 x 10'2 (5.49m x 3.10m)

UPVC double glazed window, central heating radiator and sliding door to en suite.

En Suite

11'5 x 3'3 (3.48m x 0.99m)

Central heated towel rail, vanity top wash basin with mixer tap, granite splashback, direct feed rainfall shower enclosed with rinse head, PVC panel elevations, extractor fan and spotlights.

Bedroom Two

13'2 x 10'11 (4.01m x 3.33m)

UPVC double glazed window, central heating radiator and spotlights.

Bedroom Three

12'7 x 10'11 (3.84m x 3.33m)

UPVC double glazed window and central heating radiator.

Bedroom Four/Study

12'1 x 9'11 (3.68m x 3.02m)

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

Bathroom

7'9 x 6'0 (2.36m x 1.83m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, granite splashback, panel bath with mixer tap and overhead electric shower, PVC panelling, spotlights, extractor fan and vinyl flooring.

External

Rear

Enclosed garden with block paved patio, laid to lawn, bedding areas and decking.

Front

Block paved driveway, bedding areas and access to garage.

