

Total area: approx. 77.5 sq. metres (834.1 sq. feet)

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		71	
(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.

Lancaster Avenue, Bury, BL0 9QA

£240,000

ENVIABLE THREE BEDROOM FAMILY HOME IN A QUIET AREA OF RAMSBOTTOM
Welcome to this charming property located on Lancaster Avenue in the picturesque town of Ramsbottom, Bury. This delightful house boasts a modern and spacious design, perfect for a growing family looking for their dream home.

As you step inside, you are greeted by a welcoming reception room, ideal for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is plenty of space for the whole family to unwind and make memories.

The highlight of this property is the large open plan dining kitchen, providing the perfect setting for family meals and gatherings. Imagine cooking up delicious meals while enjoying the company of your family in this bright and airy space.

Step outside and discover the spacious front and back gardens, offering ample room for children to play or for you to indulge in some gardening and outdoor activities. The private plot set back from the main road ensures peace and tranquillity, creating a serene oasis for you to call home.

Conveniently located, this property provides easy access to local amenities, making daily errands a breeze. Whether you're looking to grab a coffee at a nearby cafe or shop for groceries, everything you need is just a

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- Tenure Freehold
- On Street Parking
- Contemporary Fitted Kitchen/Dining Area
- Ready To Move Into
- Council Tax Band B
- Semi Detached Property
- Enclosed Rear Garden
- EPC Rating C
- Three Bedrooms
- Viewing Essential

Ground Floor

Enclosed garden with paved patio, laid to lawn garden, mature shrubs, bedding areas and timber shed.

Entrance

Composite door to hall.

Hall

11'10 x 6'2 (3.61m x 1.88m)

UPVC double glazed frosted window, central heating radiator, wood effect flooring, doors to reception room, kitchen/dining area and stairs to first floor.

Reception Room

13'7 x 12'2 (4.14m x 3.71m)

UPVC double glazed bay window, central heating radiator, coving, television point, multi fuel log burner and wood effect flooring.

Kitchen/Dining Area

18'4 x 10'3 (5.59m x 3.12m)

Five UPVC double glazed windows, range of wall and base units, laminate work tops, stainless steel sink and drainer with mixer tap, four ring induction hob, double oven in a high rise unit, space for fridge freezer, plumbed for washing machine, boiler, wood effect flooring, storage cupboard, UPVC double glazed door to side, UPVC double glazed door to rear garden and under floor heating.

First Floor

Landing

8'11 x 7'2 (2.72m x 2.18m)

UPVC double glazed window, doors to three bedrooms and bathroom.

Bedroom One

13'8 x 11'2 (4.17m x 3.40m)

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

Bedroom Two

11'1 x 10'2 (3.38m x 3.10m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'11 x 7'3 (3.02m x 2.21m)

UPVC double glazed window, central heating radiator and wood effect flooring.

Bathroom

8'1 x 7'1 (2.46m x 2.16m)

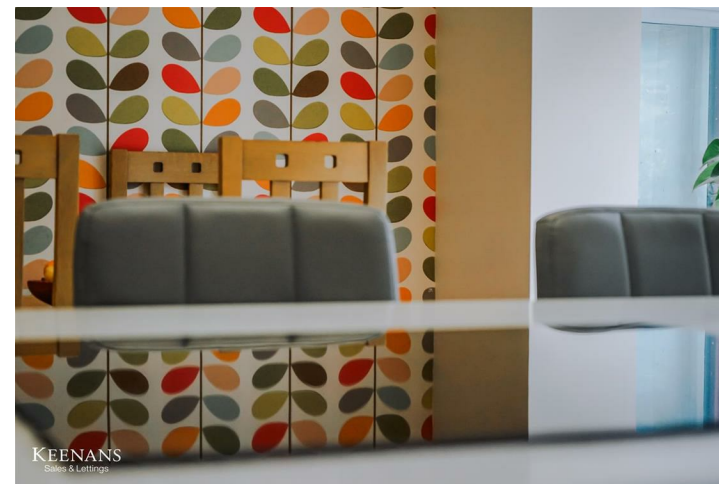
Three UPVC double glazed frosted windows, central heating towel rail, low bowl WC, vanity top wash basin with mixer tap, panelled bath with mixer tap, overhead, direct feed shower with rinse head, extractor fan, spotlights, tiled elevation and tiled flooring.

External

Front

Enclosed laid to lawn garden with bedding areas and mature shrubs.

Rear



Tel: 01617510340

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