



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 | | | 82 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 49 | |
| (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.

Ashborne Drive, Bury, BL9 5PD

Offers Over £465,000

FOUR-BEDROOM FAMILY HOME IN A SOUGHT AFTER LOCATION

Welcome to Ashborne Drive - a charming location offering a brilliant four-bedroom family home with amazing potential. This property is not just a house; it's a canvas waiting for someone to add their personal touch and make it their own. With stunning views across to Holcombe and the picturesque surrounding countryside surrounding the property, this house is not just a home; it's a retreat from the hustle and bustle of everyday life.

Situated on a great plot in a fabulous location, this property is perfect for those looking to create their dream living space. Ideally suited to a growing family looking for their long-term home.

Comprising briefly, to the ground floor; entrance via the porch which has a door leading to the hallway with doors to the downstairs WC, a store, the reception room and the kitchen with stairs to the first floor. The kitchen has doors leading to the dining room and the utility room. The utility room flows through to the garage with a door to the rear. To the first floor, is a landing to four bedrooms, a store and a bathroom. Externally, to the rear is a laid to lawn garden area with mature shrubbery and paved patio seating areas. To the front is a double driveway with a laid to lawn garden and mature shrubbery with access to the garage.

For further information or to arrange a viewing please contact our Bury team at your earliest convenience. To preview properties coming to the market with Keenans please follow our social media platforms Facebook : Keenans Estate Agents and Instagram @keenans.ea

Ashborne Drive, Bury, BL9 5PD

Offers Over £465,000



- Tenure Freehold
- Off Road Parking With Driveway And Access To A Garage
- Two Reception Rooms
- Close Proximity To Major Commuter Routes
- Council Tax Band E
- Spacious Four Bedroom Detached Property
- Extensive Laid to Lawn Garden With Mature Shrubs And Bedding Areas
- EPC Rating E
- Ideal Family Home With Viewing Essential
- Easy Access To Local Amenities

Ground Floor

Entrance

Hard wood door to porch.

Porch

8'10 x 5'3 (2.69m x 1.60m)
Hard wood window, tiled floor and door to hall.

Hall

10'9 x 9'3 (3.28m x 2.82m)
Central heating radiator, doors to downstairs WC, storage, reception room, kitchen and laminate floor.

WC

6'7 x 2'8 (2.01m x 0.81m)
UPVC double glazed frosted window, central heating radiator, low bowl WC, pedestal wash basin, part tiled elevation and tiled floor.

Reception Room

18'2 x 11'8 (5.54m x 3.56m)
UPVC double glazed window, central heating radiator, electric fire, doors to dining room and laminate floor.

Dining Room

11'5 x 9'1 (3.48m x 2.77m)
Central heating radiator, UPVC double glazed window, French doors and laminate floor.

Kitchen

15'3 x 10'2 (4.65m x 3.10m)
UPVC double glazed window, central heating radiator, range of wall and base units, laminate work top, stainless steel one and a half sink and drainer with mixer tap, oven with four ring induction hob, part tiled elevation, tiled floor and internal door to the utility.

Utility

18'1 x 6'7 (5.51m x 2.01m)
UPVC double glazed window, base units, boiler (new boiler fitted in Jan 24'), space for fridge freezer, washing machine and dryer, door to garage and tiled floor.

Double Garage

18'10 x 16'3 (5.74m x 4.95m)
Hard wood door to rear.

First Floor

Landing

Doors to four bedrooms, bathroom and storage.

Bedroom One

13'1 x 11'11 (3.99m x 3.63m)
UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Two

12' 9 x 11'8 (3.66m 2.74m x 3.56m)
UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Three

10'5 x 9'10 (3.18m x 3.00m)
UPVC double glazed window, central heating radiator and laminate floor.

Bedroom Four

10'8 x 8' (3.25m x 2.44m)
UPVC double glazed window and central heating radiator.

Bathroom

7'2 x 6'6 (2.18m x 1.98m)
UPVC double glazed frosted window, central heating towel rail, panel bath, mixer tap and overhead electric feed shower, pedestal wash basin with mixer tap, dual flush WC, tiled elevation, tiled floor and spotlights.

External

Rear

Laid to lawn garden, mature shrubs and paved patio areas.

Front

Double driveway, laid to lawn garden and mature shrubs.

