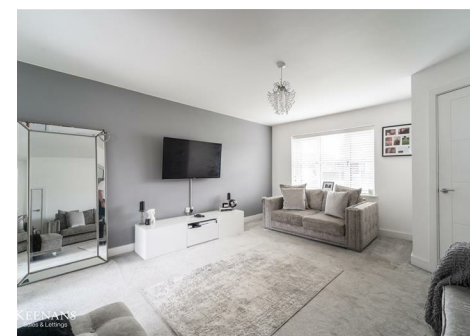




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(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.

## Whitefield Road, Bury, BL9 9PP

### Offers Over £290,000

A BEAUTIFUL THREE BEDROOM FAMILY HOME

Welcome to Whitefield Road, Bury - a charming location for this wonderful detached three bedroom townhouse. This property boasts a spacious reception room, three bedrooms set over two floors, two bathrooms, and a unique kitchen design that is sure to impress.

Upon entering, you are greeted by the spacious reception room, perfect for entertaining guests or relaxing with family. The ample off-road parking ensures convenience for you and your visitors, while the excellent size garden offers a lovely outdoor space to enjoy.

The three spacious bedrooms provide comfort and privacy, making this home ideal for families or those who enjoy having extra space. The unique kitchen design adds character to the property, making it stand out from the rest.

If you are looking for a property that combines comfort, style, and practicality, this townhouse on Whitefield Road is the perfect choice. Don't miss the opportunity to make this house your home!

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# Whitefield Road, Bury, BL9 9PP

## Offers Over £290,000



- Exquisite Townhouse Property
- Modern Fitted Dining Kitchen
- Off Road Parking
- EPC Rating
- Three Bedrooms
- Presented to Highest Standard Throughout
- Tenure Freehold
- Two Bathrooms
- Low Maintenance Rear Garden
- Council Tax Band C

### Ground Floor

#### Entrance Vestibule

6'1 x 2'7 (1.85m x 0.79m)

Composite double glazed frosted front door, wood effect vinyl flooring, door to WC and door to hall.

#### WC

6'9 x 3'7 (2.06m x 1.09m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, tiled splashback and wood effect vinyl flooring.

#### Hall

Central heating radiator, door to reception room and stairs to first floor.

#### Reception Room

16'1 x 14'2 (4.90m x 4.32m)

UPVC double glazed window, central heating radiator, doors leading to understairs storage and kitchen/dining area.

#### Kitchen/Dining Area

17'4 x 9'0 (5.28m x 2.74m)

Central heating radiator, range of wall and base units with laminate worktops, central island, stainless steel one and a half bowl sink and drainer with mixer tap, tiled splashback, integrated oven with four ring induction hob and extractor hood, integrated fridge freezer, plumbing for washing machine, spotlights, wood effect vinyl flooring and UPVC double glazed bi-folding doors to rear.

### First Floor

#### Landing

Smoke detector, doors leading to two bedrooms, family bathroom and door to stairs to second floor.

#### Bedroom One

12'9 x 10'6 (3.89m x 3.20m)

UPVC double glazed window, central heating radiator, fitted open wardrobes, wood effect vinyl flooring and door to walk-in wardrobe.

#### Walk-in Wardrobe

6'10 x 6'6 (2.08m x 1.98m)

Extractor fan, spotlights, wood effect vinyl flooring and door to en suite.

#### En Suite

6'6 x 6'1 (1.98m x 1.85m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted vanity top wash basin with mixer tap, corner direct feed rainfall shower with rinse head, part tiled elevations, extractor fan, spotlights and tiled flooring.

#### Bedroom Two

10'6 x 9'2 (3.20m x 2.79m)

UPVC double glazed window and central heating radiator.

### Bathroom

9'2 x 6'6 (2.79m x 1.98m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted vanity top wash basin with mixer tap, panel bath with mixer tap and overhead direct feed rainfall shower with rinse head, part tiled elevations, extractor fan, spotlights and wood effect vinyl flooring.

### Second Floor

#### Bedroom Three

17'4 x 13'1 (5.28m x 3.99m)

UPVC double glazed window, two UPVC double glazed Velux windows, central heating radiator and spotlights.

#### External

#### Rear

Enclosed garden with paved patio, stone chippings and pergola.

#### Front

Laid to lawn garden and block paved driveway.

