

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		60	
(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.

Brecon Drive, Bury, BL9 9LQ

£260,000

STUNNING AND MODERN FAMILY HOME - NO CHAIN

Welcome to this charming detached house located on Brecon Drive in the sought-after area of Bury. This property boasts a modern decor and appliances, making it a stylish and comfortable home for you and your family.

As you step inside, you'll be greeted by a spacious reception room perfect for entertaining guests or relaxing with your loved ones. With three bedrooms, there's plenty of space for everyone to enjoy their own private retreat. The property also features a well-appointed bathroom, ensuring convenience for all.

The house is beautifully presented throughout, offering a warm and inviting atmosphere. The spacious driveway to the front of the property provides ample parking space for you and your visitors, making coming home a breeze.

Conveniently situated on a private plot within a popular estate, you'll enjoy easy access to local amenities, including shops, schools, and parks. Whether you're looking to run errands or simply take a leisurely stroll, everything you need is just a stone's throw away.

Don't miss out on the opportunity to make this lovely house your new home. Book a viewing with our Bury office today and discover the endless possibilities that await you at Brecon Drive.

Brecon Drive, Bury, BL9 9LQ

£260,000



- Detached Property
- Three Piece Family Bathroom
- Off Road Parking And Garage
- EPC Rating: D
- Open Plan Living
- Fitted Kitchen With Range Of Appliances
- Leasehold
- Three Bedrooms
- Enclosed Rear Garden
- Council Tax Band: B

Ground Floor

Hall

12'5 x 5'5 (3.78m x 1.65m)

UPVC double glazed entrance door, UPVC double glazed window, central heating radiator, smoke detector, stairs to first floor and door to reception room.

Reception Room One

20'2 x 10'5 (6.15m x 3.18m)

UPVC double glazed bow window, central heating radiator, electric fire, TV point, open to kitchen and UPVC French doors to rear.

Kitchen

8'6 x 5'1 (2.59m x 1.55m)

Range of wall and base units. laminate worktops, integrated single oven, four ring electric hob, extractor hood, tiled splash back, stainless steel sink with draining board and mixer tap, integrated fridge freezer, plumbing for washing machine and laminate flooring.

First floor

Landing

7'11 x 5'3 (2.41m x 1.60m)

UPVC double glazed frosted window, loft access, smoke detector and doors to three bedrooms and bathroom.

Bedroom One

10'10 x 10'9 (3.30m x 3.28m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'2 x 9'8 (3.40m x 2.95m)

UPVC double glazed window and central heating radiator.

Bedroom Three

6'8 x 6'6 (2.03m x 1.98m)

UPVC double glazed window and central heating radiator.

Bathroom

5'5 x 5'3 (1.65m x 1.60m)

UPVC double glazed frosted window, central heating radiator, spotlights, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and direct feed shower over, tiled elevation and laminate flooring.

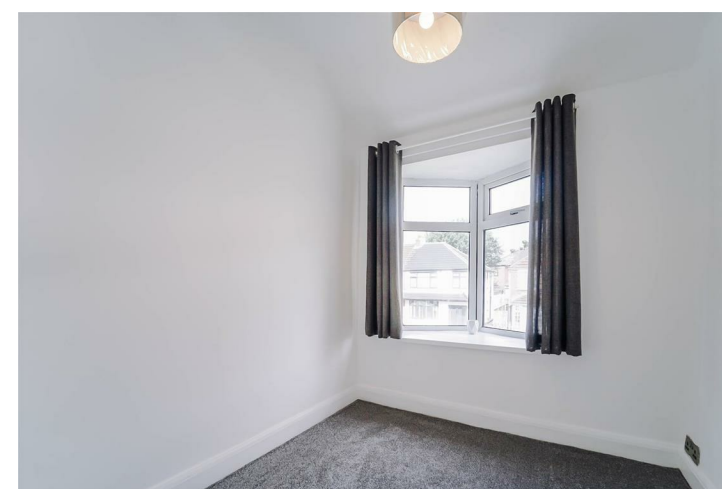
External

Front

Stone chipped drive leading to single garage.

Rear

Laid to lawn garden, paved patio and stone chipped seating area.



Tel: 01617510340

www.keenans-estateagents.co.uk