



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	68	
(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.

Weythorne Drive, Bury, BL9 7TX

Offers Over £290,000

SPACIOUS AND MODERN FAMILY HOME NOT TO BE MISSED

Nestled in the charming Weythorne Drive of Birtle, Bury, this semi-detached home offers a delightful blend of modern living and comfort. Boasting three cosy bedrooms, a sleek bathroom, and a welcoming reception room, this property is perfect for those seeking a stylish yet homely abode.

Step inside to discover a contemporary open-plan dining kitchen, complete with a chic kitchen island that is perfect for both cooking and entertaining. The high-spec fixtures and fittings throughout the house add a touch of luxury to everyday living, making it a true gem in the neighbourhood.

Set on a private plot within a sought-after estate, this residence offers a tranquil retreat from the hustle and bustle of daily life. The spacious front drive not only provides convenience but also adds to the overall charm of the property.

With easy access to local amenities, this house is not just a home but a lifestyle. Don't miss the opportunity to make this modern haven your own in the heart of Bury.

Contact our Bury branch to arrange a viewing and start your journey today!

Weythorne Drive, Bury, BL9 7TX

Offers Over £290,000



- Exquisite Semi Detached Property
- Modern Fitted Dining Kitchen Room
- Ample Off Road Parking
- EPC Rating D
- Semi Rural Position Within Walking Distance to Pavillion
- Modern Four Piece Bathroom Suite
- Tenure Leasehold
- Presented to Highest Standard Throughout
- Gardens to Front and Rear
- Council Tax Band C

Ground Floor

Entrance Hall

15'5 x 5'8 (4.70m x 1.73m)

UPVC double glazed front door, central heating radiator, Karndean flooring, door leading to kitchen/dining area and stairs to first floor.

Kitchen/Dining Area

16'6 x 16'5 (5.03m x 5.00m)

UPVC double glazed window, central heating radiator, range of wall and base units with marble worktops, central island, inset sink with integrated draining ridges and high spout spring mixer tap, four ring gas hob and extractor hood, integrated high rise oven, integrated fridge freezer, plumbing for washing machine, spotlights, Karndean flooring, double doors to reception room and UPVC double glazed French doors to rear.

Reception Room

15'5 x 10'6 (4.70m x 3.20m)

UPVC double glazed bay window, central heating radiator, gas fire with hardwood surround and mantel, television point and Karndean flooring.

First Floor

Landing

7'0 x 6'0 (2.13m x 1.83m)

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

Bedroom One

13'8 x 10'5 (4.17m x 3.18m)

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

Bedroom Two

10'6 x 9'9 (3.20m x 2.97m)

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

Bedroom Three

7'8 x 5'11 (2.34m x 1.80m)

UPVC double glazed window and central heating radiator.

Bathroom

16'7 x 5'11 (5.05m x 1.80m)

UPVC double glazed frosted window, central heated towel rail, pedestal wash basin with mixer tap, dual flush WC, panel bath with mixer tap and rinse head, direct feed shower enclosed, part tiled elevations, coving, spotlights and tiled flooring.

External

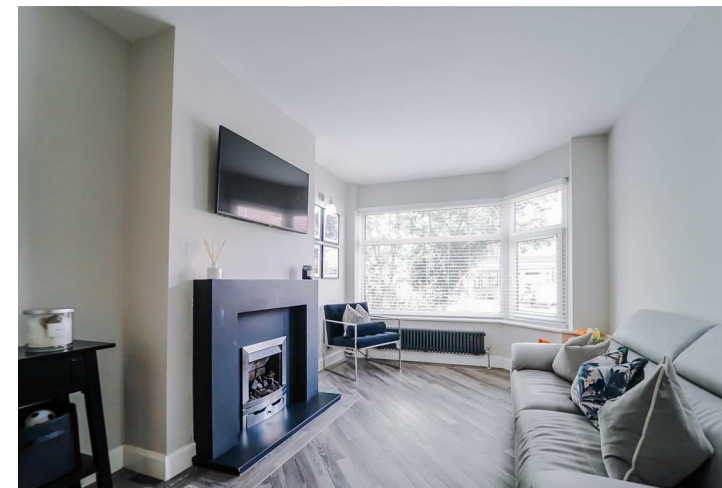
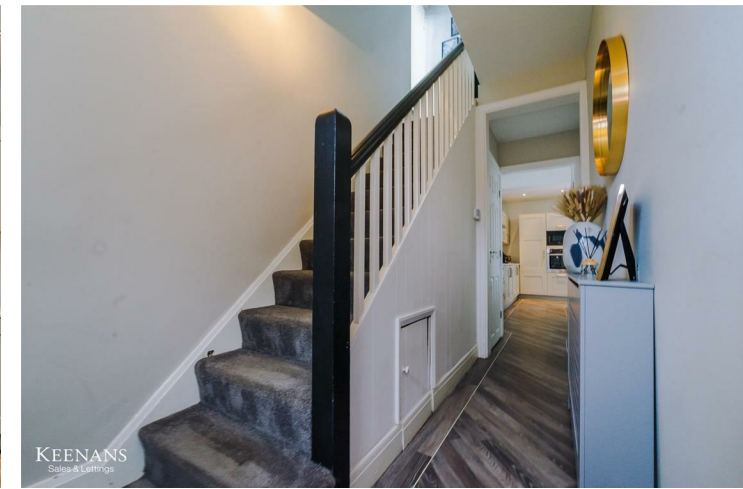
Rear

Front

Laid to lawn garden, paving and off road parking.

Rear

Enclosed garden with paved patio, artificial lawn and timber shed.



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