



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			85
(81-91) B			
(69-80) C		70	
(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	

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Hollins Mews, Unsworth, BL9 8DE

Offers Over £270,000

A STUNNING THREE-BED FAMILY HOME

Welcome to this charming three-bedroom family home located in the desirable Hollins Mews, Unsworth, Bury. This property boasts two reception rooms, ideal for entertaining guests or simply relaxing with your loved ones.

As you step inside, you'll be greeted by a beautifully designed open plan dining kitchen, perfect for creating culinary delights and enjoying meals together. The property features three cosy bedrooms, offering ample space for the whole family to unwind and rest comfortably.

One of the standout features of this home is the large garden situated on a corner plot. Imagine sunny afternoons spent gardening, hosting barbecues, or simply basking in the fresh air.

Conveniently located near major motorway networks, this property offers easy access to various destinations, making your daily commute a breeze.

Don't miss out on the opportunity to make this unique family home yours. Contact our Bury branch today to arrange a viewing and start envisioning the wonderful memories you could create in this lovely abode.

Hollins Mews, Unsworth, BL9 8DE

Offers Over £270,000

 3  1  2  C

- Stunning End Terrace Property
- Modern Three Piece Bathroom
- Immaculate Rear Garden
- EPC Rating C
- Three Spacious Bedrooms
- Stylish Decoration Throughout
- Tenure Freehold
- Contemporary Fitted Kitchen
- Perfect Family Home
- Council Tax Band C

Ground Floor

Block paving.

Entrance Hall

7'3 x 3'10 (2.21m x 1.17m)

UPVC double glazed frosted front door, central heating radiator, doors to reception room, kitchen, understairs storage and stairs to first floor.

Reception Room

15'5 x 13'4 (4.70m x 4.06m)

UPVC double glazed window, central heating radiator, coving, wall mounted electric fire, television point and UPVC double glazed French doors to rear.

Kitchen

7'10 x 7'6 (2.39m x 2.29m)

Central heating radiator, laminate wall and base units and surfaces, stainless steel sink and drainer with mixer tap, integrated oven with five ring gas hob and extractor hood, integrated fridge freezer and dishwasher, tiled splashback, coving, spotlights, laminate tiled effect flooring and open to dining room.

Dining Room

13'7 x 7'6 (4.14m x 2.29m)

UPVC double glazed windows, central heating radiator, LED spotlights, tiled effect laminate flooring and UPVC double glazed French doors to rear.

First Floor

Landing

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

Bedroom One

10'2 x 8'2 (3.10m x 2.49m)

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

Bedroom Two

9'11 x 6'8 (3.02m x 2.03m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10'6 x 5'7 (3.20m x 1.70m)

UPVC double glazed window and central heating radiator.

Bathroom

7'7 x 6'5 (2.31m x 1.96m)

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

External

Rear

Blocked paved patio, laid to lawn, bedding areas and stone chippings.

Front



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