



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(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	

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Hillside Crescent, Bury, BL9 6PZ

Offers Over £240,000

A BEAUTIFULLY PRESENTED SEMI-DETACHED FAMILY HOME

Nestled in the charming Hillside Crescent of Bury, this semi-detached house is a true gem waiting to be discovered. Boasting one reception room, three cosy bedrooms, and a modern bathroom, this property is perfect for a small family looking for a new home.

Step inside to find a beautifully presented interior, finished in soothing neutral tones that create a warm and inviting atmosphere. The contemporary kitchen and bathroom suites add a touch of elegance to this lovely abode, making everyday living a delight.

Located in a convenient and popular area, this home is a dream for commuters, offering easy access to nearby amenities and transport links. The property also features a driveway for off-road parking, ensuring you never have to worry about finding a spot after a long day. Whether you're looking to relax in the cosy living space or enjoy some fresh air in the private garden, this property offers the ideal blend of comfort and practicality.

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Hillside Crescent, Bury, BL9 6PZ

Offers Over £240,000



- Exquisite Semi Detached Property
- Modern Fitted Kitchen
- Off Road Parking and Detached Garage
- EPC Rating D
- Three Bedrooms
- Immaculate Presentation Throughout
- Tenure Leasehold
- Three Piece Bathroom Suite
- Gardens to Front and Rear
- Council Tax Band C

Ground Floor

Bedding areas and off road parking.

Entrance Hall

8'0 x 7'8 (2.44m x 2.34m)

Composite double glazed frosted front door and window, central heating radiator, door to reception room and stairs to first floor.

Reception Room

21'3 x 11'1 (6.48m x 3.38m)

UPVC double glazed window, two central heating radiators, television point, door to kitchen and UPVC double glazed French doors to rear.

Kitchen

7'9 x 7'5 (2.36m x 2.26m)

UPVC double glazed window, range of high gloss wall and base units with quartz worktops, integrated oven with four ring gas hob and extractor hood, tiled splashback, inset sink with mixer tap and integrated draining ridges, space for fridge freezer, plumbing for washing machine, spotlights, tiled flooring, doors to understairs storage, pantry and UPVC double glazed frosted door to side elevation.

Pantry

4'10 x 2'9 (1.47m x 0.84m)

First Floor

Landing

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

Bedroom One

11'2 x 11'0 (3.40m x 3.35m)

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

Bedroom Two

11'1 x 10'0 (3.38m x 3.05m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'0 x 7'9 (2.44m x 2.36m)

UPVC double glazed window and central heating radiator.

Bathroom

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

Two UPVC double glazed frosted windows, central heated towel rail, dual flush WC, vanity top wash basin with waterfall mixer tap, P-shaped panel bath with mixer tap and overhead direct feed shower, spotlights, extractor fan, part tiled elevations, tiled flooring and door to linen closet housing Biasi boiler.

External

Rear

Laid to lawn garden with paving, bedding areas, wood chippings and access to detached single garage.

Front



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