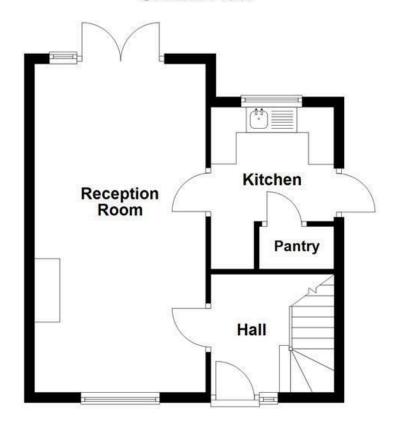
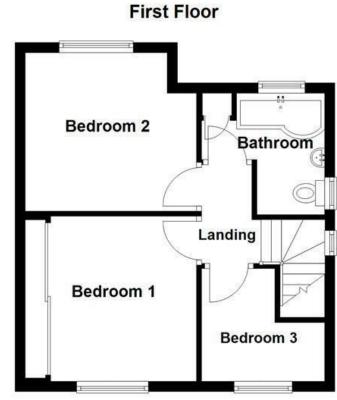
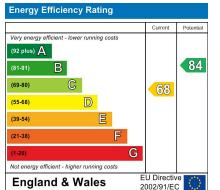
# KEENANS Sales & Lettings

#### **Ground Floor**







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 firms employment has the authority to make or give any representation or warranty in respect of the property.









## 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.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

### 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

Bedding areas and off road parking.

- Three Piece Bathroom Suite
- Gardens to Front and Rear
- Council Tax Band C

#### **Ground Floor**

#### **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

#### **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

#### **Bedroom Two**

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

#### **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, Pshaped 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**

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

#### **Front**















