
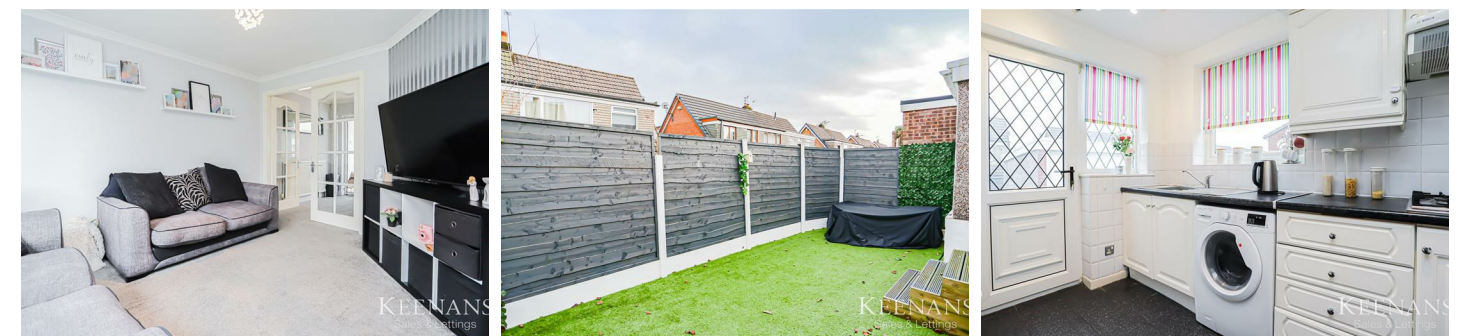


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(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.



Alcester Close, Bury, BL8 1QE

Offers Over £250,000

THE PERFECT FAMILY HOME

Having been presented and maintained beautifully throughout with spacious rooms, modern fixtures and fittings and neutral decoration, this enviable three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Bury. With fantastic garden space to both the front and the rear, detached garage and added conservatory, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Rossendale and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and staircase to the first floor. The reception room leads on to a dining room which then leads openly on to a kitchen and through to a conservatory. The first floor comprises of doors on to three bedrooms and a three piece bathroom suite. Externally, there is a garden to the rear with artificial lawn, paving and decking areas, as well as access on to a detached garage. To the front, there is a garden with laid to lawn area and off road parking with additional gated off road parking.

For further information or to arrange a viewing please contact our Bury branch at your earliest convenience.

Alcester Close, Bury, BL8 1QE

Offers Over £250,000

 3  1  3  C

- Immaculate Semi Detached Property
- Neutral Decoration
- Driveway and Detached Garage
- EPC Rating C
- Three Bedrooms
- Perfect Family Home
- Tenure Rentcharge
- Three Piece Bathroom
- Gardens to Front and Rear
- Council Tax Band C

Ground Floor

Entrance Hall

6'5 x 5'7 (1.96m x 1.70m)
Composite double glazed frosted front door, UPVC double glazed window, central heating radiator, coving, storage cupboard, wood effect laminate flooring and hardwood single glazed door to rear.

Reception Room

13'6 x 11'4 (4.11m x 3.45m)
UPVC double glazed window, central heating radiator, coving, television point and hardwood single glazed double doors to dining room.

Dining Room

9'2 x 8'2 (2.79m x 2.49m)
Central heating radiator, coving, UPVC double glazed sliding doors to conservatory and open to kitchen.

Kitchen

11'4 x 8 (3.45m x 2.44m)
Two UPVC double glazed windows, range of panelled wall and base units, granite effect worktops, tiled splashbacks, stainless steel sink and drainer with mixer tap, integrated electric double oven with four ring gas hob and extractor hood, space for fridge and freezer, plumbing for washing machine, tiled flooring and UPVC double glazed lead door to rear.

Conservatory

11'9 x 9'2 (3.58m x 2.79m)
UPVC double glazed window, upright central heating radiator, wood effect laminate flooring and UPVC double glazed door to rear.

First Floor

Landing

6'9 x 5'10 (2.06m x 1.78m)
UPVC double glazed lead window, coving, loft access, doors leading to three bedrooms and bathroom.

Bedroom One

13'6 x 11'5 (4.11m x 3.48m)
UPVC double glazed window and central heating radiator.

Bedroom Two

11'5 x 8'3 (3.48m x 2.51m)
UPVC double glazed lead window, central heating radiator and coving.

Bedroom Three

9'3 x 7'6 (2.82m x 2.29m)
UPVC double glazed window, central heating radiator, coving and over stairs storage.

Bathroom

5'6 x 7'10 (1.68m x 2.39m)
UPVC double glazed frosted window, central heated towel rail, panel bath with mixer tap and direct feed rainfall shower with rinse head, dual flush WC, vanity top wash basin with mixer tap, tiled elevations, PVC to ceiling, spotlights and tiled flooring.



Tel: 01617510340

www.keenans-estateagents.co.uk