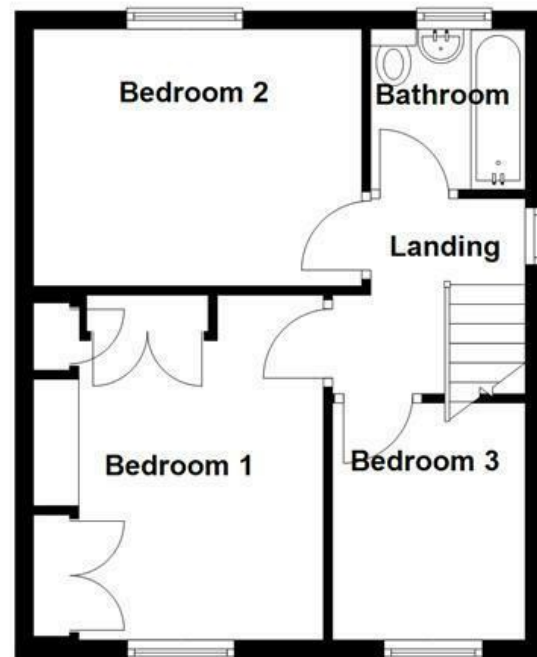


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	
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.

Spruce Avenue, Bury, BL9 7QX

Offers Over £190,000

ENVIABLE CORNER PLOT PROPERTY

Welcome to this charming end terraced home located on Spruce Avenue in Bury. This delightful property boasts two reception rooms, three bedrooms, and a well-appointed bathroom, making it an ideal space for a family to call their own.

As you step inside, you'll be greeted by a spacious interior that has been tastefully decorated with modern finishes and appliances. The two reception rooms offer plenty of space for entertaining guests or simply relaxing with your loved ones.

One of the highlights of this property is its peaceful corner plot location, providing a sense of privacy and tranquillity. The local schooling options nearby make it a convenient choice for families with children, ensuring that education is just a stone's throw away.

Don't miss out on the opportunity to make this lovely house your home. With its desirable features and prime location, this property on Spruce Avenue is sure to capture the hearts of those seeking a comfortable and stylish living space in Bury.

Spruce Avenue, Bury, BL9 7QX

Offers Over £190,000

 3  1  2  D

- Tenure Freehold
 - On Street Parking
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - Enviaible End Terraced Property On A Corner Plot
 - Ideal Family Home With Viewing Essential
- EPC Rating D
 - Three Bedrooms
 - Wrap Around Garden

Ground Floor

Entrance

UPVC double glazed door to porch.

Porch

5' x 4'1 (1.52m x 1.24m)

Teo UPVC double glazed windows, central heating radiator, tiled floor and door to reception room.

Reception Room

17'2 x 12'9 (5.23m x 3.89m)

UPVC double glazed window, two central heating radiators, gas fire with marble surround, inset shelving and storage, television point, laminate flooring, door to kitchen and stairs to first floor.

Kitchen/Dining Area

17'9 x 9'1 (5.41m x 2.77m)

UPVC double glazed window, range of wall and base units, quartz effect work tops, stainless steel one and a half sink and drainer with mixer tap, double oven with five ring gas hob, composite splash back and extractor hood, plumbed for washing machine, space for fridge freezer, storage, tiled floor, UPVC door to rear and double doors to orangery.

Orangery

18'6 x 8'9 (5.64m x 2.67m)

UPVC double glazed windows, central heating radiator, pitched UPVC double glazed roof, LED spotlights, tiled floor and UPVC double glazed doors to rear garden.

First Floor

Landing

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

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

Bedroom One

13'1 x 8'9 (3.99m x 2.67m)

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

Bedroom Two

10'11 x 9'1 (3.33m x 2.77m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'9 x 7'3 (2.97m x 2.21m)

UPVC double glazed window and central heating radiator.

Bathroom

5'10 x 5'5 (1.78m x 1.65m)

UPVC double glazed frosted window, central heating towel rail,dual flush WC, wall mounted wash basin, panelled bath with mixer tap, overhead direct feed shower, LED spotlights, extractor vent, tiled elevation and tiled floor.

External

Wrap around garden with artificial grass, paving and outdoor tap.

Front

Enclosed block paved path and bedding areas with mature shrubs.



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