



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Ashbourne Grove, Whitefield, M45 7NL

Offers Over £345,000

AN ENVIABLE FAMILY HOME

Offering spacious rooms, integral garage and stylish decoration, this enviable three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Whitefield. With off road parking, two living areas and added garden room, as well as having been presented and maintained beautifully throughout, 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, Bury, Salford and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, fitted kitchen, integral garage and houses a staircase to the first floor. The kitchen benefits integrated appliances and leads on to a second reception room. The second reception room guides you openly through to a garden room. The first floor comprises of doors on to three generously sized bedrooms and family bathroom. Externally there is an enclosed garden with laid to lawn, paving, composite decking and access to the garage. To the front there is a laid to lawn garden with bedding areas, off road parking and access on to the garage.

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

Ashbourne Grove, Whitefield, M45 7NL

Offers Over £345,000

 3  1  2  E

- Semi Detached Property
 - Three Piece Family Bathroom
 - Off Road Parking And Garage
 - EPC Rating: E
- Three Bedrooms
 - Fitted Kitchen
 - Freehold
- Two Spacious Reception Rooms
 - Enclosed Rear Garden
 - Council Tax Band: C

Ground Floor

Hall

10'11 x 5'7 (3.33m x 1.70m)
Composite double glazed frosted entrance door, UPVC double glazed frosted window, central heating radiator, under stairs storage, hardwood flooring, stairs to first floor and doors to reception room one, kitchen and garage.

Reception Room One

13'7 x 11'11 (4.14m x 3.63m)
UPVC double glazed bow window, central heating radiator, coving, two feature wall lights, TV point, hardwood floor and door to reception room two.

Kitchen

13'11 x 5'7 (4.24m x 1.70m)
UPVC double glazed window, spotlights, range of hardwood wall and base units, wood effect worktops, tiled splash back, stainless steel sink with draining board and mixer tap, integrated electric double oven in high rise unit, four burner gas hob, extractor hood, integrated fridge freezer, plumbing for washing machine, breakfast bar, part hardwood floor, part tiled floor and door to reception room two.

Reception Room Two

13'2 x 11'11 (4.01m x 3.63m)
Upright central heating radiator, coving, living flame gas fire, TV point, hardwood floor and open access to garden room.

Garden Room

9'10 x 7'2 (3.00m x 2.18m)
Hardwood double glazed window, upright central heating radiator, hardwood double glazed sloped roof, hardwood floor and hardwood double glazed French doors to rear.

Garage

15'7 x 9'9 (4.75m x 2.97m)
Power, lighting and up and over door.

First Floor

Landing

8'9 x 6'9 (2.67m x 2.06m)
UPVC double glazed window, loft access (boarded with ladder access) smoke detector and doors to three bedrooms and bathroom.

Bedroom One

13'1 x 12' (3.99m x 3.66m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

11'8 x 9'1 (3.56m x 2.77m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

8'9 x 8'7 (2.67m x 2.62m)
UPVC double glazed window and central heating radiator.

Bathroom

9'2 x 5'7 (2.79m x 1.70m)
Heated towel rail, spotlights, low basin WC, pedestal wash basin with traditional taps, panel bath with traditional taps and electric feed shower over, linen cupboard, tiled elevation and wood effect laminate flooring.

External

Front

Laid to lawn with bedding areas and off road parking.

Rear

Enclosed laid to lawn garden with paving, composite decking, mature shrubs and access to garage.

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