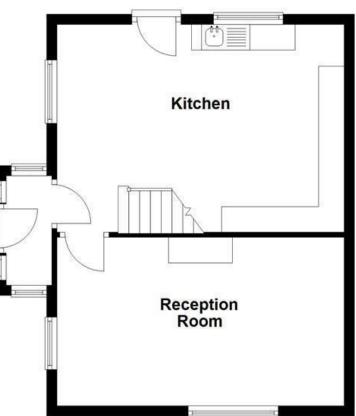
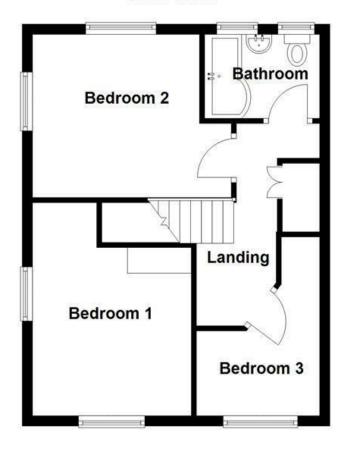
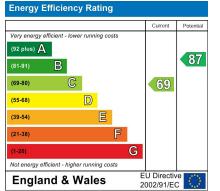


# **Ground Floor**

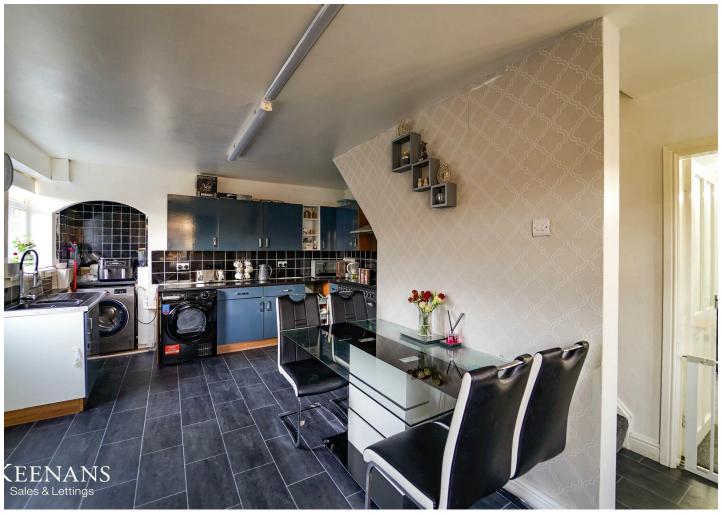


# **First Floor**





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.









# Pear Avenue, Bury, BL9 7NB Offers Over £200,000

SPACIOUS FAMILY HOME

Welcome to this charming semi-detached house located on Pear Avenue in the delightful town of Bury. With three well-proportioned bedrooms, there is ample space for a growing family or for those who simply desire extra room for guests or a home office. The bathroom is conveniently located, ensuring ease of access for all.

One of the standout features of this home is the large front drive, providing off-road parking and easy access to the garage space. This is a significant advantage for families with multiple vehicles or those who appreciate the convenience of additional storage.

Situated in a prime location, this property offers easy access to local amenities, including shops, schools, and parks, making it a perfect choice for families and professionals alike. The surrounding area is known for its friendly community and excellent transport links, ensuring that you are well-connected to the wider region.

In summary, this semi-detached house on Pear Avenue presents a wonderful opportunity for anyone looking for a modern, spacious family home in Bury. With its appealing features and convenient location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your new home.

# Pear Avenue, Bury, BL9 7NB Offers Over £200,000













- Semi Detached Property
- Fitted Kitchen
- Off Road Parking And Garage
- EPC Rating: C

- Three Bedrooms
- Three Piece Bathroom
- Freehold

- One Reception Room
- Enclosed Rear Garden
- Council Tax Band: A

#### **Ground Floor**

#### **Porch**

7' x 2'11 (2.13m x 0.89m)

UPVC double glazed entrance door, UPVC double glazed windows, tiled floor and door to kitchen.

#### Kichen

18'4 x 13'4 (5.59m x 4.06m)

Two UPVC double glazed windows, central heating radiator, wall and base units, laminate worktops, one and half bowl composite sink with draining board and mixer tap, space for range cooker, extractor hood, glass and tiled splash backs, plumbing for washing machine, space for fridge freezer, tile effect vinyl flooring, stairs to first floor, door to reception room and UPVC double glazed door to rear.

## **Reception Room One**

18'5 x 10'10 (5.61m x 3.30m)

Two UPVC double glazed windows, central heating radiator, coving, two feature wall lights and TV point.

### **First Floor**

# Landing

11'4 x 5'4 (3.45m x 1.63m)

Storage cupboard and doors to three bedrooms and bathroom.

### **Bedroom One**

 $14'4\ x\ 10'2\ \left(4.37m\ x\ 3.10m\right)$  Two UPVC double glazed windows, central heating radiator and TV

#### **Bedroom Two**

12'9 x 9'5 (3.89m x 2.87m)

Two UPVC double glazed windows and central heating radiator.

#### **Bedroom Three**

11'5 x 7'11 (3.48m x 2.41m)

UPVC double glazed window and central heating radiator.

# **Bathroom**

7'4 x 5'5 (2.24m x 1.65m)
Two UPVC double glazed frosted windows, central heated towel rail,

dual flush WC, vanity top wash basin with mixer tap, P shape panel bath with mixer tap and direct feed shower and rinse head over, PVC elevation and laminate flooring.

# **External**

#### Front

Driveway leading to garage.

## Rear

Artificial lawn and decking.

# **NEED A MORTGAGE?**

Well look no further, Keenans can connect you with our in-house team at Gordon Anthony Mortgages. With access to a whole of market comprehensive range of mortgage products to meet your needs. From high street lenders, regional building societies and intermediary-only lenders – they've got you covered and will help find you the best rate and could save you thousands over the course of your

Your home may be repossessed if you do not keep up repayments on















