



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

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.

Harwood Drive, Bury, BL8 2ED

£280,000

A PERFECT SEMI-DETACHED FAMILY HOME

Nestled in the desirable area of Harwood Drive, Bury, this charming semi-detached house presents an ideal family home. With three well-appointed bedrooms, this property offers ample space for a growing family. The inviting living room is generously proportioned, providing a comfortable area for relaxation and family gatherings.

The heart of the home is undoubtedly the open plan kitchen and dining room, which creates a perfect setting for entertaining guests or enjoying family meals. The kitchen is designed for both functionality and style, making it a delightful space for culinary pursuits.

The property boasts a good-sized rear garden, ideal for children to play or for hosting summer barbecues. Additionally, off-road parking is available for numerous vehicles, ensuring convenience for family and visitors alike.

The generous family bathroom features a large walk-in shower, providing a modern touch and practicality for daily routines.

Situated in a popular location, this home is conveniently close to local amenities and commuter routes, making it an excellent choice for those who value accessibility. This property truly encapsulates the essence of

Harwood Drive, Bury, BL8 2ED

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- Beautifully Presented Semi Detached Property
- Stylish Decoration Throughout
- Off Road Parking and Garage
- EPC Rating TBC
- Three Bedrooms
- Perfect Family Home
- Tenure Leasehold
- Modern Four Piece Bathroom Suite
- Extensive Rear Garden
- Council Tax Band C

Ground Floor

Entrance Porch

6'11 x 4'11 (2.11m x 1.50m)
UPVC double glazed front door, UPVC double glazed windows, tiled flooring and hardwood single glazed frosted door to hall.

Hall

15'0 x 6'5 (4.57m x 1.96m)
Central heating radiator, doors leading to kitchen, reception room, under stairs storage and stairs to first floor.

Reception Room

15'1 x 11'11 (4.60m x 3.63m)
UPVC double glazed window, central heating radiator, coving, television point and wall inset Stovax log burner.

Kitchen/Dining Area

18'8 x 9'9 (5.69m x 2.97m)
UPVC double glazed window, central heating radiator, range of panel wall and base units with laminate work surfaces and upstands, integrated high rise double oven, Neff induction hob and extractor hood, stainless steel sink and drainer with mixer tap, space for fridge freezer, integrated washing machine, enclosed Vaillant boiler, coving, spotlights, tiled flooring and UPVC double glazed sliding door to rear.

First Floor

Landing

UPVC double glazed frosted window, loft access, smoke detector, doors leading to three bedrooms and bathroom.

Bedroom One

13'1 x 11'0 (3.99m x 3.35m)
UPVC double glazed window, central heating radiator, coving, ceiling fan and fitted wardrobes.

Bedroom Two

11'8 x 11'0 (3.56m x 3.35m)
UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

Bedroom Three

8'10 x 7'5 (2.69m x 2.26m)
UPVC double glazed window and central heating radiator.

Bathroom

9'4 x 7'8 (2.84m x 2.34m)
Two UPVC double glazed frosted windows, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, double panel bath with mixer tap, direct feed rainfall shower enclosed and rinse head, PVC panelling to ceiling, spotlights, tiled elevations and tiled flooring.

External

Rear

Laid to lawn garden, paving, bedding areas and access to garage.

Front

Laid to lawn garden, bedding areas and off road parking.



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