



Sandown Road, Unsworth, BL9 8HN


Offers Over £325,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and maintained to the highest standard throughout and offering an abundance of indoor and outdoor space, this exceptional three double bedroom semi detached property is being proudly welcomed to the market in the desirable location of Bury. With added loft conversion, converted garage and open plan living space, this enviable 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, Rochdale, Rossendale and major motorway links. Boasting neutral decoration, off road parking and stylish interior, this property perfect for any growing family ready to move straight into!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, utility room/study, contemporary fitted kitchen and houses a staircase to the first floor. The reception room leads openly on to an additional reception room. The first floor comprises of doors on to three double bedrooms and a modern four-piece bathroom suite. The third bedroom benefits from access on to the fantastic loft conversion. Externally there is an enclosed garden to the rear with laid to lawn, paving, mature shrubs and bedding areas. To the front there is a laid to lawn garden with bedding and off road parking.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	65	
(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.

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 3  1  2  D

- Impressive Semi Detached Property
- Ample Living Space
- Off Road Parking and EV Charging Point
- EPC Rating D
- Three Double Bedrooms
- Versatile Loft Room
- Tenure Freehold
- Four Piece Bathroom Suite
- Gardens to Front and Rear
- Council Tax Band C

Ground Floor

Entrance Porch

4'11 x 2'9 (1.50m x 0.84m)

UPVC double glazed front door, UPVC double glazed window, spotlights, tiled flooring and hardwood single glazed leaded door to hall.

Hall

15'6 x 4'9 (4.72m x 1.45m)

Central heating radiator, coving, spotlights, dado rail, solid wood flooring, oak doors to reception room one, utility, kitchen and stairs to first floor.

Reception Room One

12'3 x 10'6 (3.73m x 3.20m)

UPVC double glazed window, central heating radiator, coving, television point, solid wood flooring and open to reception room two.

Reception Room Two

12'1 x 11'5 (3.68m x 3.48m)

UPVC double glazed window, central heating radiator, coving, stone fireplace, television point and solid wood flooring.

Kitchen

11'3 x 7'9 (3.43m x 2.36m)

UPVC double glazed window, range of panelled wall and base units with wood effect work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated electric oven with four ring induction hob and extractor hood, integrated fridge freezer, plumbing for dishwasher, solid wood flooring and composite double glazed frosted door to rear.

Utility

15'1 x 7'6 (4.60m x 2.29m)

UPVC double glazed window, central heating radiator, Vaillant boiler, plumbing for washing machine, space for dryer, meter cupboard and integrated shelving.

First Floor

Landing

13'1 x 8'8 (3.99m x 2.64m)

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

Bedroom One

12'9 x 12'6 (3.89m x 3.81m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'11 x 11'5 (3.63m x 3.48m)

UPVC double glazed window, central heating radiator, fitted wardrobes, wood panelled elevation and wood effect lino flooring.

Bedroom Three

12'4 x 10'6 (3.76m x 3.20m)

UPVC double glazed window, central heating radiator and stairs to second floor.

Bathroom

11'3 x 5'6 (3.43m x 1.68m)

Two UPVC double glazed frosted windows, central heating radiator, low basin WC, direct feed rainfall shower enclosed with rinse head, wall mounted wash basin with mixer tap, wood panelled bath with mixer tap, partial tiled elevations, partial wood elevations, spotlights and tiled flooring.

Second Floor

Loft Room

17'8 x 11'11 (5.38m x 3.63m)

Two Velux windows, eave storage, integrated storage and spotlights.

External

Rear

Laid to lawn garden with paving, bedding areas, mature shrubbery and pergola.

Front

Laid to lawn garden with bedding areas, off road parking and EV charging point.



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