



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	71	83
(81-91) B		
(69-80) C		
(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

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Bury Old Road, Heap, BL9 7JB

Offers Over £225,000

A STYLISH AND SLEEK THREE BEDROOM FAMILY HOME

Nestled in the charming area of Heap, Bury, this stylish three-bedroom family home offers a perfect blend of modern living and classic elegance. As you step inside, you are greeted by a welcoming reception room adorned with exquisite wood panelling and a delightful box bay window, creating an inviting atmosphere for both relaxation and entertaining.

The heart of the home is undoubtedly the gorgeous modern kitchen, which seamlessly opens into a sleek dining room. This open-plan layout is ideal for family gatherings and social occasions, allowing for a fluid transition between cooking and dining. The kitchen is designed with contemporary finishes, making it both functional and aesthetically pleasing.

The property boasts three generously sized bedrooms, providing ample space for family members or guests. The main bedroom features an ensuite bathroom, offering a private retreat for relaxation. The additional bedrooms are well-proportioned, ensuring comfort for all.

Outside, the low-maintenance exteriors allow for more leisure time, making this home particularly suitable for a small family. The prime location of Bury Old Road places you within easy reach of local amenities, schools, and parks, enhancing the appeal of this delightful residence.

Bury Old Road, Heap, BL9 7JB
Offers Over £225,000

 3  2  2  C

- Exceptional End Terrace Property
 - Modern Fitted Kitchen
 - Off Road Parking
 - EPC Rating C
- Three Bedrooms
 - Stylish Decoration Throughout
 - Tenure Leasehold
- Two Bathrooms
 - Low Maintenance Garden with Outhouse
 - Council Tax Band B

Ground Floor

Entrance Porch

5'1 x 3'7 (1.55m x 1.09m)
Composite double glazed front door, UPVC double glazed window, tiled effect flooring and oak door to reception room one.

Reception Room One

14'11 x 14'1 (4.55m x 4.29m)
UPVC double glazed box bay window, central heating radiator, electric fire, television point, partial wood panel elevations, spotlights, solid wood flooring and door to kitchen.

Kitchen

15'1 x 11'11 (4.60m x 3.63m)
Upright central heating radiator, range of wall and base units with granite effect work surfaces, composite one and a half bowl sink and drainer with mixer tap, double gas range cooker with seven ring gas hob and extractor hood, integrated Lamona microwave, space for fridge freezer, integrated washing machine, spotlights, under stairs storage, tiled flooring and open to reception room two.

Reception Room Two

14'5 x 9'6 (4.39m x 2.90m)
UPVC double glazed window, upright central heating radiator, breakfast bar, television point, spotlights, tiled effect flooring and door to rear porch.

Rear Porch

4'10 x 4'4 (1.47m x 1.32m)
Electric heated towel rail, boiler, spotlights, storage hatch, tiled effect flooring and composite double glazed door to rear.

First Floor

Landing

13'1 x 4'4 (3.99m x 1.32m)
Spotlights, loft access, doors to three bedrooms, bathroom and storage cupboard.

Walk-in Wardrobe

9'8 x 7'2 (2.95m x 2.18m)
Fitted wardrobes and open to bedroom one.

Bedroom One

14'6 x 9'9 (4.42m x 2.97m)
Two UPVC double glazed windows, upright central heating radiator, spotlights, two feature wall lights, wood effect laminate flooring and door to en suite.

En Suite

6'11 x 3'2 (2.11m x 0.97m)
UPVC double glazed frosted window, electric feed shower enclosed, pedestal wash basin with mixer tap, low basin WC, PVC panel elevations, spotlights, extractor fan and tiled effect flooring.

Bedroom Two

12'1 x 9'7 (3.68m x 2.92m)
UPVC double glazed window and central heating radiator.

Bedroom Three

12'1 x 5'2 (3.68m x 1.57m)
UPVC double glazed window, central heating radiator and spotlights.

Bathroom

7'9 x 5'4 (2.36m x 1.63m)
Chrome heated towel rail, P-shaped panel bath with mixer tap and overhead electric feed shower, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, spotlights and tiled effect flooring.

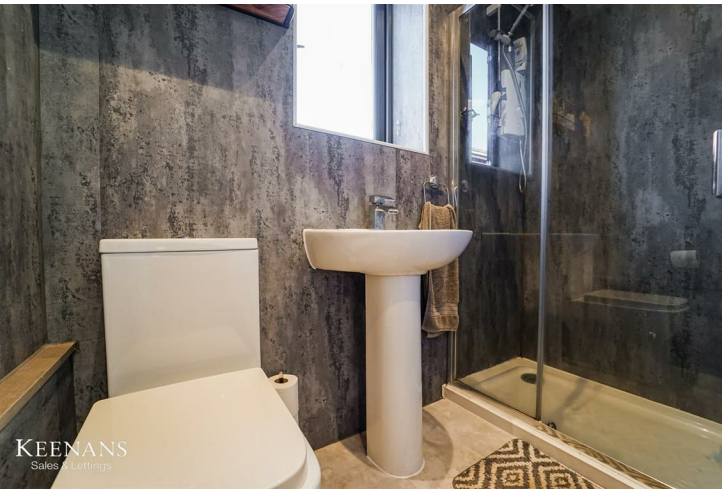
External

Rear

Enclosed garden with stone paving and access to outhouse.

Front

Off road parking.



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