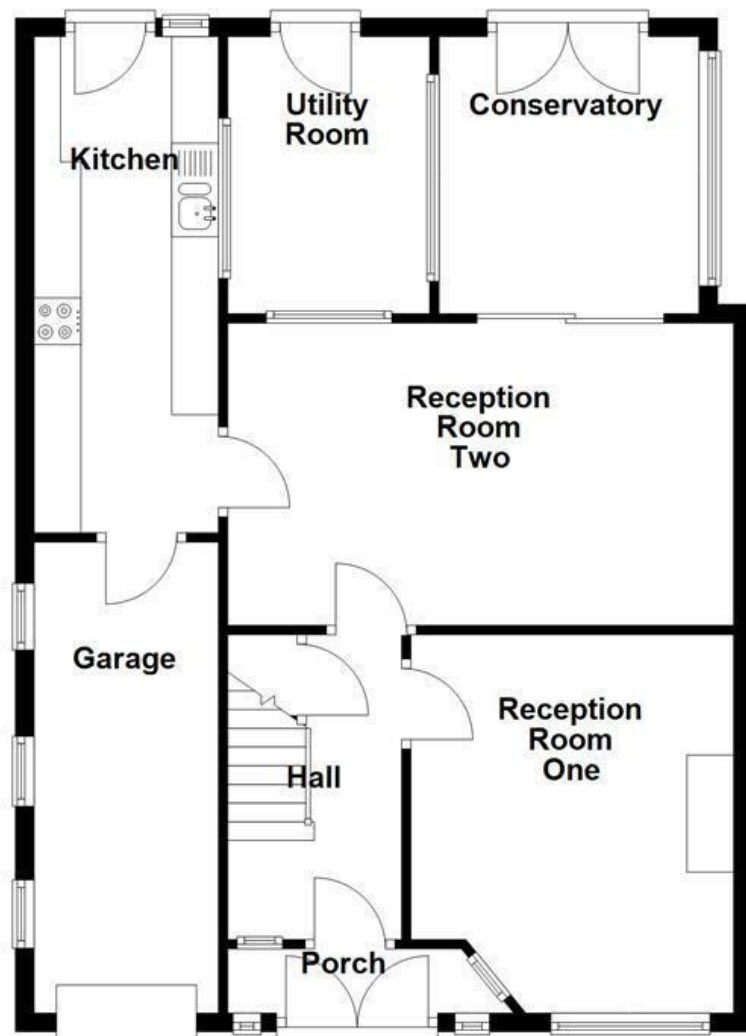
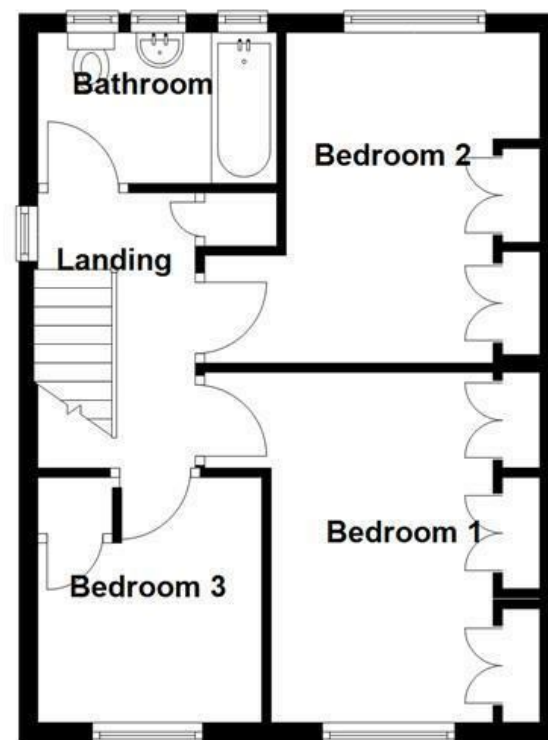



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	64	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		
		

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.

Bankhouse Road, Bury, BL8 1DY

£295,000

AN EXCEPTIONAL FAMILY HOME ON AN IMPRESSIVE PLOT

Offering an abundance of indoor and outdoor space, modern fixtures and integral garage, this enviable three bedroom semi detached property is being proudly welcomed to the market in the desirable location of Bury on a popular estate. With fantastic ground floor extension, off road parking and two living areas, 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, Rochdale and major motorway links. Not being overlooked from the rear, fantastic extensive garden space and three double bedrooms, this property is an enviable family home!

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and houses a staircase to the first floor. The second reception room leads on to a conservatory and contemporary fitted kitchen. The kitchen guides you through to an integral garage. The first floor comprises of doors on to three generously sized bedrooms and a family bathroom. All three bedrooms benefit from added storage space. Externally there is an enclosed, generously sized garden to the rear with paving, bedding, laid to lawn, stone chip and wood chip areas, access to a summer house, storage garage and utility room. To the front there is a garden with bedded areas and off road parking.

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

Bankhouse Road, Bury, BL8 1DY

£295,000

 3  1  1  D

- Immaculate Semi Detached Property
- Modern Fitted Kitchen
- Off Road Parking & Garage
- EPC Rating D
- Three Generously Sized Bedrooms
- Abundance Of Living Space
- Tenure Leasehold
- Three Piece Bathroom Suite
- Extensive Rear Garden
- Council Tax Band C

Ground Floor

Entrance

UPVC double glazed French doors to porch.

Porch

10'1 x 2'3 (3.07m x 0.69m)

Two UPVC double glazed windows, feature wall light and hardwood single glazed frosted door to hallway.

Hallway

11'10 x 6'3 (3.61m x 1.91m)

Hard wood single glazed frosted window, central heating radiator, cornice coving, dado rail, under stairs storage, doors to two reception rooms and stairs to first floor.

Reception Room One

14'1 x 11'4 (4.29m x 3.45m)

UPVC double glazed bay window, central heating radiator, coving, cast iron multi fuel burner with slate tiled hearth, exposed brick surround and oak mantle, television point and wood effect laminate flooring.

Reception Room Two

17'10 x 10'7 (5.44m x 3.23m)

UPVC double glazed window, two central heating radiators, television point, wood effect laminate flooring, door to kitchen and UPVC double glazed sliding door to conservatory.

Conservatory

9'11 x 9'2 (3.02m x 2.79m)

UPVC double glazed windows, central heating radiator, polycarbonate roof, wood effect laminate flooring and UPVC double glazed French doors to rear.

Kitchen

17'5 x 6'6 (5.31m x 1.98m)

UPVC double glazed window, upright central heating radiator, range of panelled wall and base units, under unit lighting, granite effect surface, composite one and a half sink and drainer with high spout spring neck mixer tap, integrated electric double oven, four ring induction hob, space for American fridge freezer, integrated fridge freezer, dishwasher, washing machine, spotlights, tiled floor, door to garage and UPVC double glazed frosted door to rear.

Garage

16'6 x 6'6 (5.03m x 1.98m)

Three UPVC double glazed frosted windows, access to Worcester boiler, power and lighting, up and over garage door.

First Floor

Landing

8'2 x 6' (2.49m x 1.83m)

UPVC double glazed frosted window, loft hatch, cornice coving, dado rail, storage cupboard, doors to three bedrooms and bathroom.

Bedroom One

11'9 x 11'7 (3.58m x 3.53m)

UPVC double glazed window, coving, fitted wardrobes and laminate flooring.

Bedroom Two

11'9 x 11'1 (3.58m x 3.38m)

UPVC double glazed window, coving, fitted wardrobes and laminate flooring.

Bedroom Three

8'7 x 7'9 (2.62m x 2.36m)

UPVC double glazed window, central heating radiator, coving and storage cupboard.

Bathroom

8'6 x 5'4 (2.59m x 1.63m)

Three UPVC double glazed frosted windows, central heating towel rail, coving, three piece suite, dual flush WC, pedestal wash basin, panel bath with electric feed shower, tiled elevation, tiled floor.

External

Rear

Laid to lawn garden with paving, bedding wood and stone chip areas, access to storage, garage, garden house and utility room.

Utility Room

9'9 x 7'1 (2.97m x 2.16m)

UPVC double glazed window, plumbed for washing machine, dryer, lino flooring and UPVC double glazed French doors to rear.

Front

Garden with bedding and paved areas, off road parking and access to garage.



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