



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

Heaton Road, Bradley Fold, BL2 6RD

Offers Over £220,000

AN EXCEPTIONAL FAMILY HOME

Offering spacious rooms, modern fixtures and fittings and neutral decoration, this enviable three bedroom end townhouse property is being proudly welcomed to the market in the desirable location of Bradley Fold, a stone's throw away from Bury town. Boasting a stunning open plan kitchen diner, added conservatory and three double bedrooms, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Bolton, Bury, Manchester and major motorway links. With ample off road parking, wrap around gardens and stylish interiors, this property is truly not to be missed!

The property comprises briefly; a contemporary open plan kitchen diner boasts modern wall and base units, integrated appliances and leads through to a spacious reception room, WC and houses a staircase to the first floor. The reception room leads onto a conservatory. The first floor comprises of doors on to three double bedrooms and a modern family bathroom. Externally there is an enclosed wrap around garden to the rear with paving and artificial lawn areas. To the front there is a garden with artificial lawn areas and off road parking.

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

Heaton Road, Bradley Fold, BL2 6RD

Offers Over £220,000

 3  1  1  C

- Exceptional End Terrace Property
- Stunning Fitted Dining Kitchen
- Off Road Parking
- EPC Rating C
- Three Bedrooms
- Immaculate Presentation Throughout
- Tenure Leasehold
- Three Piece Bathroom Suite
- Wraparound Rear Garden
- Council Tax Band A

Ground Floor

Kitchen/Dining Area

20'3 x 18'1 (6.17m x 5.51m)
Composite double glazed frosted front door, two UPVC double glazed leaded windows, two central heating radiators, range of high gloss wall and base units with wood effect work surfaces, tiled splashback, composite one and a half bowl sink and drainer with mixer tap, integrated high rise combi oven and microwave, five ring gas hob and extractor hood, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, central island, breakfast bar, television point, spotlights, smoke detector, storage cupboard, partial wood effect flooring, oak doors to reception room, WC and stairs to first floor.

WC

4'2 x 2'10 (1.27m x 0.86m)
Dual flush WC, vanity top wash basin with mixer tap, extractor fan, spotlights and wood effect flooring.

Reception Room

18'1 x 9'11 (5.51m x 3.02m)
UPVC double glazed window, central heating radiator, under stairs storage, two feature wall lights, smoke detector, television point, gas fire with granite effect fireplace and UPVC double glazed sliding door to conservatory.

Conservatory

9'2 x 8'7 (2.79m x 2.62m)
UPVC double glazed windows, polycarbonate roof, central heating radiator, ceiling fan, tiled flooring and UPVC double glazed door to rear.

First Floor

Landing

9'11 x 9'4 (3.02m x 2.84m)
Coving, loft access, smoke detector, oak doors leading to three bedrooms and bathroom.

Bedroom One

12'8 x 9'2 (3.86m x 2.79m)
UPVC double glazed leaded window, central heating radiator, fitted wardrobes and television point.

Bedroom Two

10'0 x 7'11 (3.05m x 2.41m)
UPVC double glazed window and central heating radiator.

Bedroom Three

10'1 x 9'11 (3.07m x 3.02m)
UPVC double glazed window and central heating radiator.

Bathroom

8'3 x 5'11 (2.51m x 1.80m)
UPVC double glazed frosted leaded window, heated towel rail, L-shaped tiled panel bath with mixer tap and overhead direct feed rainfall shower with rinse head, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, PVC to ceiling, spotlights and tiled flooring.

External

Rear

Wraparound garden with paving, bedding areas and artificial lawn.

Front

Block paved driveway with artificial lawn.



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