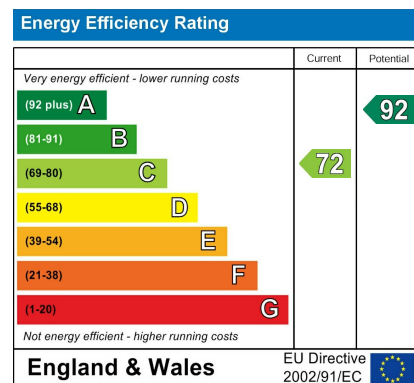
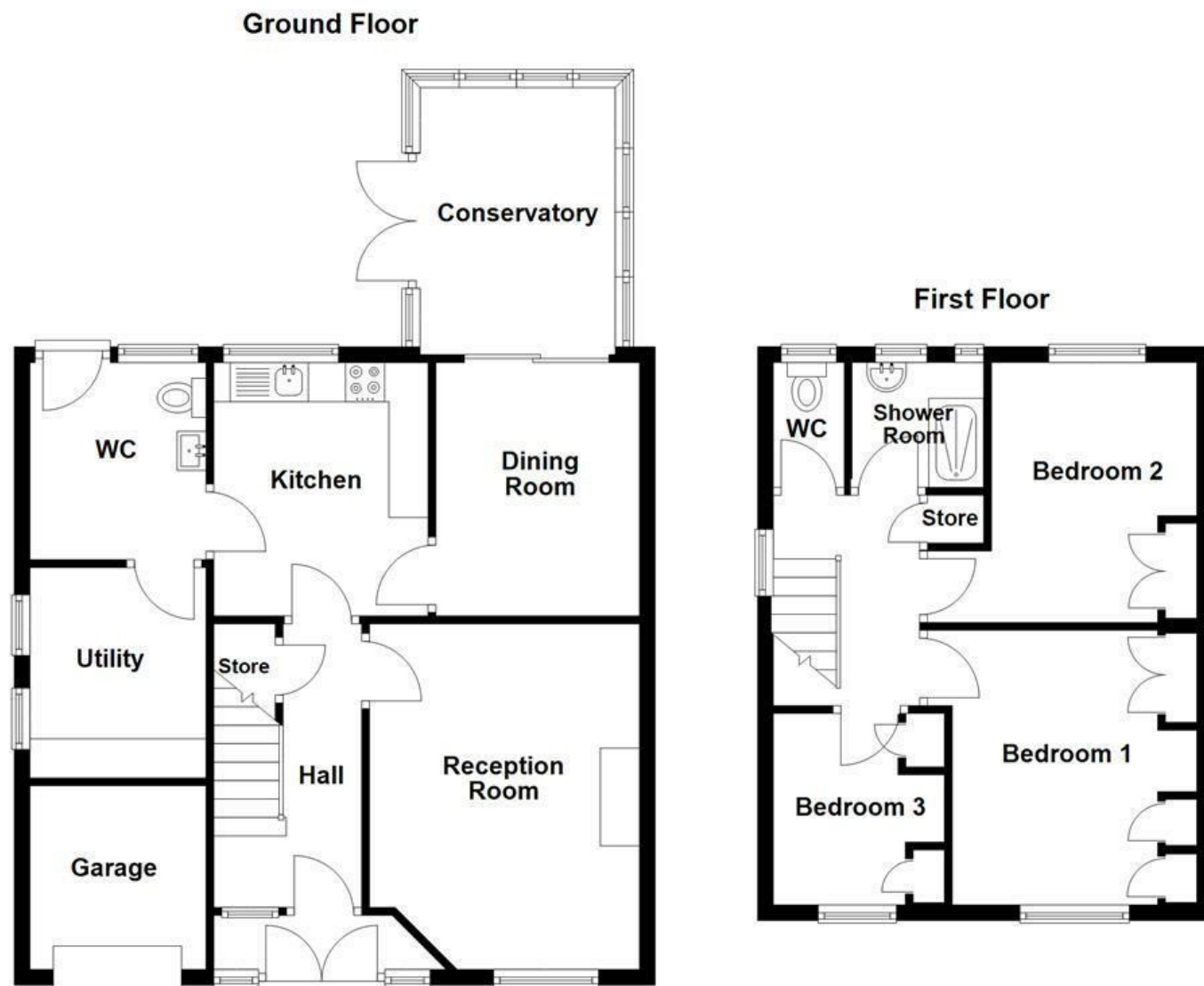




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Bankhouse Road, Bury, BL8 1DY

Offers Over £260,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and maintained beautifully throughout and offering an abundance of indoor and outdoor space, this exceptional three bedroom semi detached property is being proudly welcomed to the market in the desirable location of Bury. With added garage, conservatory and fantastic utility 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 Rossendale, Rochdale, Manchester and major motorway links. With neutral decoration, open plan living space and off road parking, this property is ideal for any family to put their own stamp on!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, kitchen and houses a staircase to the first floor. The reception room leads openly on to a dining room which guides you through to a conservatory and on to the kitchen. The kitchen leads on to a WC which provides access on to a utility room and out to the rear. The first floor comprises of doors on to three generously sized bedrooms, WC and and shower room. All three bedrooms benefit from fitted wardrobe space. Externally there is a laid to lawn garden to the rear with paving and bedding areas. To the front there is a laid to lawn garden with paving, bedding, off road parking and access on to the garage.

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

Bankhouse Road, Bury, BL8 1DY

Offers Over £260,000

 3  1  2  C

- Well Presented Semi Detached Property
- Ample Living Space
- Off Road Parking and Garage
- EPC Rating C
- Three Bedrooms
- Bursting with Potential
- Tenure Leasehold
- Two Piece Bathroom and WC
- Gardens to Front and Rear
- Council Tax Band C

Ground Floor

Entrance Porch

10'0 x 2'3 (3.05m x 0.69m)

UPVC double glazed leaded French doors, UPVC double glazed leaded window, feature wall light, tiled flooring and hardwood single glazed frosted door to hall.

Hall

11'11 x 6'2 (3.63m x 1.88m)

Hardwood single glazed frosted window, central heating radiator, understairs storage, wood effect laminate flooring, doors to reception room, kitchen and stairs to first floor.

Reception Room

14'2 x 11'6 (4.32m x 3.51m)

UPVC double glazed window, central heating radiator, coving, two feature wall lights, gas fire with marble effect hearth and surround, television point, integrated alcove storage and open to dining room.

Dining Room

10'8 x 8'7 (3.25m x 2.62m)

Central heating radiator, coving, door to kitchen and aluminium double glazed sliding door to conservatory.

Conservatory

11'2 x 8'2 (3.40m x 2.49m)

UPVC double glazed window, polycarbonate roof, ceiling fan, wood effect laminate flooring and UPVC double glazed French doors to rear.

Kitchen

10'8 x 9'0 (3.25m x 2.74m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with granite effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, space for electric oven with four ring gas hob, plumbing for dishwasher, wood effect laminate flooring and hardwood single glazed frosted door to WC.

WC

8'3 x 7'5 (2.51m x 2.26m)

UPVC double glazed window, tiled elevations, PVC to ceiling, wood effect laminate flooring, door to utility and UPVC double glazed frosted door to rear.

Utility

8'10 x 7'5 (2.69m x 2.26m)

Two UPVC double glazed windows, range of high gloss wall and base units with granite effect work surfaces, plumbing for washing machine, space for dryer, space for fridge freezer, wood panel elevations, wood cladding to ceiling and wood effect laminate flooring.

First Floor

Landing

8'2 x 5'11 (2.49m x 1.80m)

UPVC double glazed window, loft hatch, linen cupboard, doors leading to three bedrooms, shower room and WC.

Bedroom One

11'11 x 11'6 (3.63m x 3.51m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

11'11 x 11'0 (3.63m x 3.35m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

8'6 x 7'7 (2.59m x 2.31m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Shower Room

5'8 x 5'7 (1.73m x 1.70m)

Two UPVC double glazed frosted windows, central heated towel rail, vanity top wash basin with waterfall mixer tap, double electric feed rainfall shower enclosed with rinse head, tiled elevations, PVC to ceiling, spotlights, extractor fan and vinyl flooring.

WC

5'8 x 2'7 (1.73m x 0.79m)

UPVC double glazed frosted window, dual flush WC and tiled effect vinyl flooring.

External

Rear

Laid to lawn garden with paving, bedding areas and timber storage shed.

Front

Laid to lawn garden with paving, bedding areas, off road parking and access to garage.



Tel: 01617510340

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