



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	72	
(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.

Windermere Drive, Bury, BL0 9YB

Offers Over £325,000

AN EXCEPTIONAL FAMILY HOME WITH PANORAMIC VIEWS OVER RAMSBOTTOM

Having been presented and maintained beautifully throughout with spacious rooms, enviable garden space and outstanding views, this exceptional three bedroom semi detached property is being proudly welcomed to the market in the desirable location of Ramsbottom. With added garage, two bathrooms, two living areas and neutral decoration, 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 Bury, Manchester, Rossendale and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms, fitted kitchen, study/fourth bedroom and staircase to the first floor. The first floor comprises of doors on to three double bedrooms, bathroom and shower room. The main bedroom also leads on to the bathroom to create an en suite. Externally there is a laid to lawn garden with paving and bedding areas to the rear with access to the garage. To the front there is a laid to lawn garden with bedding areas, 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.

Windermere Drive, Bury, BL0 9YB

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 3  2  2  C

- Semi Detached Property
- Two Reception Rooms
- Off Road Parking And Garage
- EPC Rating: C
- Three Bedrooms & Further Ground Floor Bedroom/Study
- Fitted Kitchen
- Leasehold
- Two Bathrooms
- Enclosed Rear Garden
- Council Tax Band: C

Ground Floor

Hall

9'9 x 8'9 (2.97m x 2.67m)
UPVC double glazed frosted entrance door, central heating radiator, coving, under stairs storage, stairs to first floor and doors to two reception rooms, kitchen and bedroom four/study.

Reception Room One

16'11 x 10'7 (5.16m x 3.23m)
UPVC double glazed window, central heating radiator, coving, granite effect fireplace and TV point.

Reception Room Two

14'1 x 10'7 (4.29m x 3.23m)
Central heating radiator, coving, TV point and UPVC double glazed French doors to rear.

Kitchen

11'2 x 8'9 (3.40m x 2.67m)
UPVC double glazed window, central heating radiator, coving, wall and base units, marble effect worktops, tiled splash back, stainless steel sink with draining board and mixer tap, integrated electric oven, four burner gas hob, extractor hood, space for fridge freezer, tile effect lino and UPVC double glazed frosted door to side.

Bedroom Four/Study

9'7 x 9'5 (2.92m x 2.87m)
UPVC double glazed window, central heating radiator and coving.

First Floor

Landing

9'5 x 8'9 (2.87m x 2.67m)
UPVC double glazed frosted window, coving and doors to three bedrooms, bathroom and shower room.

Bedroom One

12'8 x 10'9 (3.86m x 3.28m)
UPVC double glazed window, central heating radiator, loft access and door to bathroom.

Bathroom

8'9 x 5'10 (2.67m x 1.78m)
Central heated towel rail, low flush WC, vanity top wash basin with traditional taps, panel bath with traditional taps and direct feed shower over, extractor fan, tiled elevation and wood effect lino flooring.

Bedroom Two

14'3 x 10'9 (4.34m x 3.28m)
UPVC double glazed window, central heating radiator and coving.

Bedroom Three

11'2 x 8'9 (3.40m x 2.67m)
UPVC double glazed window, central heating radiator and coving.

Shower Room

5'10 x 5'1 (1.78m x 1.55m)
UPVC double glazed frosted window, central heated towel rail, low flush WC, vanity top wash basin with traditional taps, electric feed shower in corner enclosure, tiled elevation and wood effect lino flooring.

External

Front

Laid to lawn garden, bedding area, off road parking and access to garage.

Garage

17'8 x 8'5 (5.38m x 2.57m)
UPVC double glazed frosted window, power, lighting, plumbing for washing machine, hardwood door to rear and up and over garage door.

Rear

Laid to lawn garden, paving, mature shrubs and access to garrage.



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