



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	81
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Mile Lane, Bury, BL8 2DS

Offers Over £695,000

A DELUXE DETACHED TRUE BUNGALOW

Flowing internally with character and charm, having undergone a full transformation with enviable rear and side extension, this highest quality fixtures and fittings and stylish interiors throughout, this idyllic four double bedroom detached property is being proudly welcomed to the market in the desirable location of Bury. With immaculate presentation, three bathrooms, enviable open plan kitchen and living space, outstanding summer houses and gated off road parking, this exceptional property is the perfect family home ready to move straight into! A credit to the current owners, this property has been transformed into a luxurious and desirable home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Rossendale, Bolton and major motorway links.

The property comprises briefly; a welcoming entrance porch guides you openly on to an impressive hallway. The hallway leads on to a four double bedrooms, shower room, WC, study and open on to the contemporary fitted open plan kitchen/living/dining room. The main and second bedroom both benefit from en suite shower rooms. The open plan kitchen/living/dining room boasts modern wall and base units, high quality integrated appliances, two bi-folding doors out to the rear and door on to the additional kitchen/utility room. The utility room leads through to the boiler room. Externally there is a laid to lawn garden to the rear with composite decking and access on to a fully equipped summer house. To the front there is a block paved gated driveway for multiple vehicles.

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

Mile Lane, Bury, BL8 2DS

Offers Over £695,000

 4  3  1  C

- Outstanding Detached True Bungalow
 - Stunning Open Plan Kitchen/Living Area
 - Gated Off Road Parking
 - EPC Rating C
- Four Bedrooms
 - Undergone Full Transformation
 - Tenure Freehold
- Three Bathrooms
 - Abundance of Indoor and Outdoor Space
 - Council Tax Band D

Ground Floor

Entrance Porch

12'5 x 8'8 (3.78m x 2.64m)

UPVC double front doors, upright central heating radiator, spotlights, marble tiled flooring and open to hall.

Hall

23'2 x 15'11 (7.06m x 4.85m)

Two upright central heating radiators, spotlights, smoke detector, storage cupboard, wood panelled elevation, marble tiled flooring, doors leading to four double bedrooms, shower room, WC, study and open to kitchen/living area.

Bedroom One Entrance

3'7 x 3'7 (1.09m x 1.09m)

Spotlights, open to bedroom one and door to en suite.

Bedroom One

15'9 x 13'11 (4.80m x 4.24m)

UPVC double glazed window, central heating radiator, spotlights, pendant lighting and television point.

En Suite

10'0 x 5'0 (3.05m x 1.52m)

UPVC double glazed frosted window, heated towel rail, double direct feed rainfall shower enclosed, dual flush WC, vanity top wash basin with mixer tap, tiled elevations, inset shelving, spotlights, extractor fan, LED Bluetooth mirror and marble tiled flooring.

Bedroom Two

15'9 x 13'7 (4.80m x 4.14m)

Central heating radiator, spotlights, wood panelled elevation, pendant lighting, television pint, door to en suite and UPVC double glazed door to side elevation.

En Suite

7'9 x 4'7 (2.36m x 1.40m)

Heated towel rail, dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall shower enclosed, tiled elevations, LED Bluetooth mirror, spotlights, extractor fan and marble tiled flooring.

Bedroom Three

14'0 x 13'4 (4.27m x 4.06m)

UPVC double glazed window, central heating radiator, spotlights, pendant lighting and television point.

Bedroom Four

10'10 x 10'6 (3.30m x 3.20m)

UPVC double glazed window, central heating radiator, spotlights and television point.

Shower Room

6'11 x 4'6 (2.11m x 1.37m)

UPVC double glazed frosted window, central heated towel rail, double direct feed rainfall shower enclosed, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, spotlights, extractor fan, LED Bluetooth mirror and marble effect tiled flooring.

Study

10'11 x 5'7 (3.33m x 1.70m)

Central heating radiator, spotlights and extractor fan.

WC

6'9 x 2'11 (2.06m x 0.89m)

Heated towel rail, dual flush WC, vanity top wash basin with mixer tap, tiled elevations, loft access, spotlights, extractor fan and marble tiled flooring.

Open Plan Kitchen/Living Area

45'4 x 15'1 (13.82m x 4.60m)

Two skylights, UPVC double glazed window, spotlights, pendant lighting, smoke detector, range of wall and base units with marble work surfaces, inset stainless steel sink with high spout mixer tap, integrated high rise double oven and microwave, five ring gas hob and extractor hood, space for American-style fridge freezer, integrated dishwasher, breakfast bar and counter island, acoustic wood panelling, integrated living flame electric fire with storage surround, television point, under unit lighting, marble tiled flooring with underfloor heating, single glazed frosted door to additional kitchen/utility and two UPVC double glazed bi-folding doors to rear.

Additional Kitchen/Utility

14'3 x 4'9 (4.34m x 1.45m)

UPVC double glazed window, range of high gloss wall and base units with wood effect work surfaces, stainless steel one and a half bowl sink and drainer with high spout mixer tap, integrated five ring gas hob and extractor hood, plumbing for washing machine, space for dryer, spotlights, extractor fan, smoke detector, marble tiled flooring with underfloor heating and door to boiler room.

Boiler Room

8'3 x 4'9 (2.51m x 1.45m)

Baxi boiler, hot water tank, spotlights, marble tiled flooring with underfloor heating and UPVC double glazed frosted door to side elevation.

External

Rear

Laid to lawn garden with paving, composite decking, storage shed and access to summerhouse.

Summerhouse

15'9 x 10'9 (4.80m x 3.28m)

Power, lighting and UPVC double glazed bi-folding doors.

Front

Block paved driveway with electric gates.



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