



## Plantation Grove, Unsworth, BL9 8LS

### Offers Over £375,000

#### FOUR BEDROOM SPACIOUS SEMI-DETACHED FAMILY HOME

Nestled in the desirable area of Plantation Grove, Unsworth, Bury, this impressive four-bedroom semi-detached family home is a true gem. The property has been thoughtfully enhanced with a double storey side extension and a rear extension, providing an abundance of spacious living accommodation that is perfect for modern family life.

Upon entering, you are greeted by two inviting reception rooms that offer versatile spaces for relaxation and entertainment. The heart of the home flows seamlessly into a charming rear garden, ideal for outdoor gatherings or quiet moments in the sun. The well-appointed kitchen complements the living areas, making it a delightful space for family meals and socialising.

Upstairs, you will find four generously sized bedrooms, each offering ample space for personalisation. The family bathroom is conveniently located.

This property also features off-road parking for two vehicles, leading to an integral garage, providing both convenience and security. The location is highly sought after, making it an excellent choice for families seeking a welcoming community atmosphere.

In summary, this spacious family home in Unsworth is perfect for those looking to settle down in a vibrant area, with all the amenities and comforts needed for a growing family. Don't miss the opportunity to make this

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.



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## Offers Over £375,000

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- Spacious 4-bedroom home
- Kitchen & Breakfast Room with Downstairs WC
- Integral garage included
- Viewing recommended
- Double storey side extension
- Popular Unsworth location
- Ideal for growing families
- Charming rear garden
- Off-road parking for 2 cars
- Two reception rooms

### Ground Floor

#### Entrance

UPVC double glazed frosted door to porch.

#### Porch

5'11 x 2'10 (1.80m x 0.86m)

UPVC double glazed window, wood effect flooring and door to hallway.

#### Hallway

5'6 x 3'10 (1.68m x 1.17m)

Stairs to first floor and door to reception room one.

#### Reception Room

14'3 x 12'5 (4.34m x 3.78m)

UPVC double glazed bay window, central heating radiator, coving, wood effect flooring, television point, double doors to reception room two and door to understairs storage.

#### Reception Room Two

8'7 x 7'1 (2.62m x 2.16m)

Central heating radiator, coving, wood effect flooring, door to kitchen, and French doors to conservatory.

#### Kitchen

15'7 x 8'7 (4.75m x 2.62m)

UPVC double glazed window, panelled wall and base units with laminate worktops, oven with four ring gas hob, extractor hood, tiled splash backs, composite sink with draining board and mixer tap, plumbed for dishwasher and washing machine, space for fridge freezer, spotlights, tiled floor, door to garage and open access to breakfast room.

#### Garage

17'7 x 6'5 (5.36m x 1.96m)

Roller shutter door.

#### Breakfast Room

12'8 x 6'4 (3.86m x 1.93m)

Central heating radiator, tiled flooring, UPVC double glazed French doors to conservatory, UPVC double glazed door to rear and door to WC.

#### WC

5'3 x 2'6 (1.60m x 0.76m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, wall-mounted wash basin with mixer tap and tiled flooring.

#### Conservatory

14'5 x 14'2 (4.39m x 4.32m)

UPVC double glazed windows, central heating radiator, ceiling fan, wood effect flooring, UPVC double glazed French doors to rear.

### First Floor

#### Landing

Loft access, smoke alarm, coving, spotlights, doors to above stairs storage, doors four bedrooms and bathroom.

#### Bedroom 1

13'1 x 9'0 (3.99m x 2.74m)

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

#### Bedroom 2

17'6 x 6'4 (5.33m x 1.93m)

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

#### Bedroom 3

9'9 x 9'1 (2.97m x 2.77m)

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

#### Bedroom 4

6'6 x 6'3 (1.98m x 1.91m)

UPVC double glazed window, central heating radiator, fitted wardrobe and coving.

#### Bathroom

13'8 x 5'5 (4.17m x 1.65m)

Two UPVC double glazed frosted windows, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, double panelled bath, overhead direct feed shower, spotlights, tiled elevations and tiled flooring.

### External

#### Front

Artificial grass and pattern printed concrete.

#### Rear

Enclosed laid to lawn garden with patio and bedding areas.



Tel: 01617510340

www.keenans-estateagents.co.uk