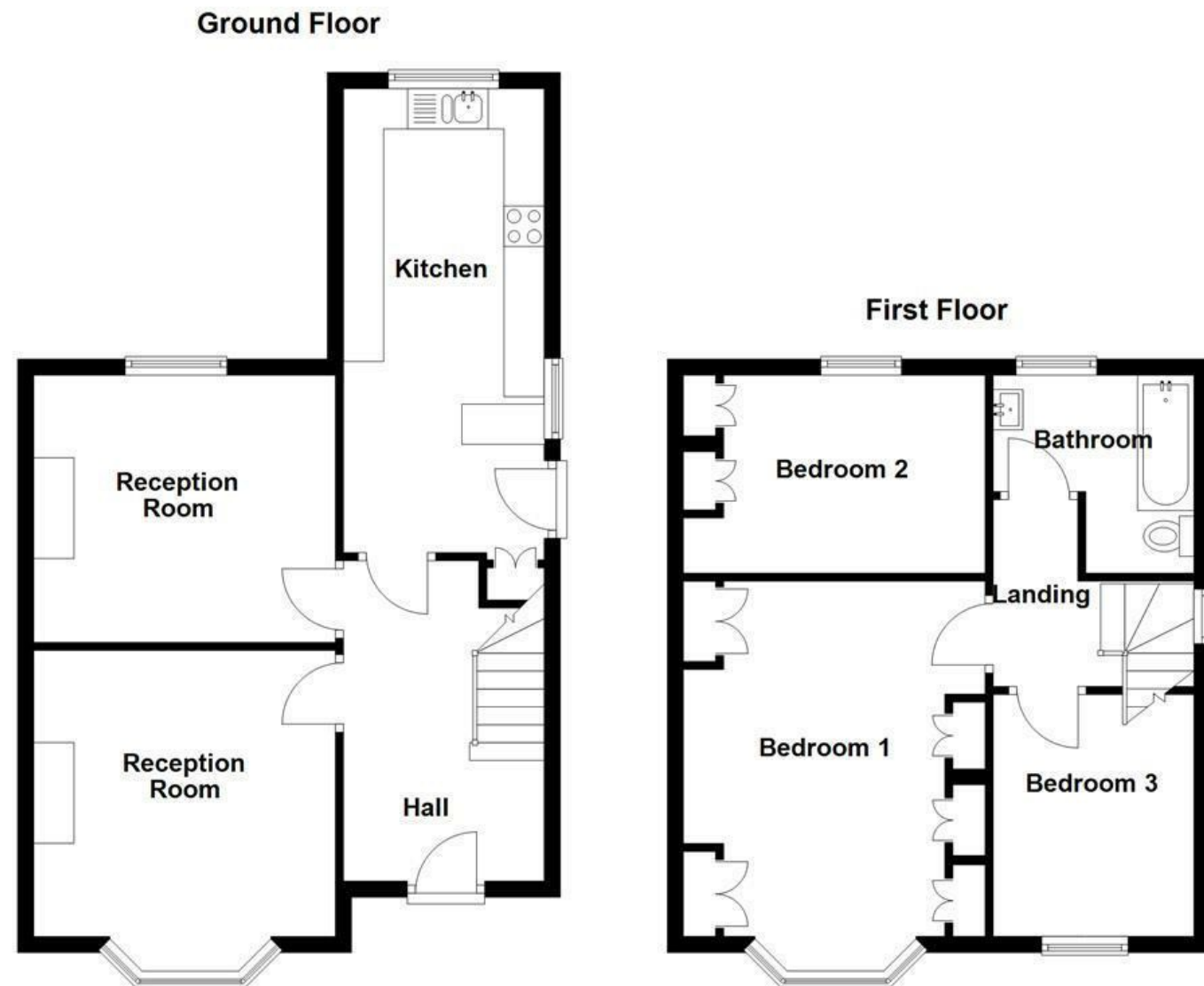




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Fairlands Road, Bury, BL9 6QB

£270,000

AN ENVIABLE FAMILY HOME

Having been presented and maintained beautifully throughout with spacious rooms, neutral decorations and beautifully landscaped gardens, this outstanding three bedroom semi detached property is being proudly welcomed to the market in the desirable location of Bury. With two living areas, fantastic kitchen extension and ample off road parking, 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 Manchester, Rossendale and major motorway links. With detached garage, fitted wardrobes to all bedrooms and being a complete blank canvas, this property is the perfect home for any potential buyer to put their own stamp on!

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms, fitted kitchen and houses a staircase to the first floor. The first floor comprises of doors on to three generously sized bedrooms and a family bathroom. Externally there is a low maintenance garden with artificial lawn, paving, raised beddings and access to the detached garage. To the front there is a laid to lawn garden with bedding areas and a concrete imprinted driveway.

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

Fairlands Road, Bury, BL9 6QB

£270,000



- Spacious Semi Detached Property
- Two Reception Rooms
- Off Road Parking And Garage
- EPC Rating: TBC
- Three Generous Bedrooms
- Three Piece Bathroom
- Tenure: Leasehold
- Modern Fitted Kitchen
- Enclosed Low Maintenance Rear Garden
- Council Tax Band: C

Ground Floor

Hall

11'2 x 8'5 (3.40m x 2.57m)
Composite double glazed frosted entrance door, central heating radiator, dado rail, stairs to first floor and oak doors to two reception rooms.

Reception Room One

12'5 x 11'8 (3.78m x 3.56m)
UPVC double glazed bay window, central heating radiator, integrated seating, gas fire, granite effect hearth and surround, integrated alcove storage and wood effect laminate flooring.

Reception Room Two

12'5 x 10'11 (3.78m x 3.33m)
UPVC double glazed window, central heating radiator, picture rail, gas fire, marble hearth, TV point and wood effect laminate floor.

Kitchen

18'11 x 8' (5.77m x 2.44m)
Two UPVC double glazed windows, central heating radiator, spotlights, plinth heaters, wall and base units, granite effect worktops, tiled splash back, one and half bowl composite sink with draining board and mixer tap, integrated electric double oven in high rise unit, four ring electric hob, extractor hood, space for fridge freezer, breakfast bar, under stairs storage with plumbing for washing machine, lino flooring and composite double glazed stable door to rear.

First Floor

Landing

8'2 x 6' (2.49m x 1.83m)
UPVC double glazed frosted window, loft access, dado rail and doors to three bedrooms and bathroom.

Bedroom One

14'9 x 12'6 (4.50m x 3.81m)
UPVC double glazed bay window, central heating radiator, ceiling fan and fitted wardrobes.

Bedroom Two

12'6 x 8'1 (3.81m x 2.46m)
UPVC double glazed window, central heating radiator, ceiling fan, fitted wardrobes and wood effect laminate flooring.

Bedroom Three

9'10 x 8'3 (3.00m x 2.51m)
UPVC double glazed window, central heating radiator, picture rail, ceiling fan, over stairs storage and wood effect laminate flooring.

Bathroom

8'2 x 7'9 (2.49m x 2.36m)
UPVC double glazed frosted window, central heating radiator, spotlights, low flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and rinse head, tiled elevation and tiled floor.

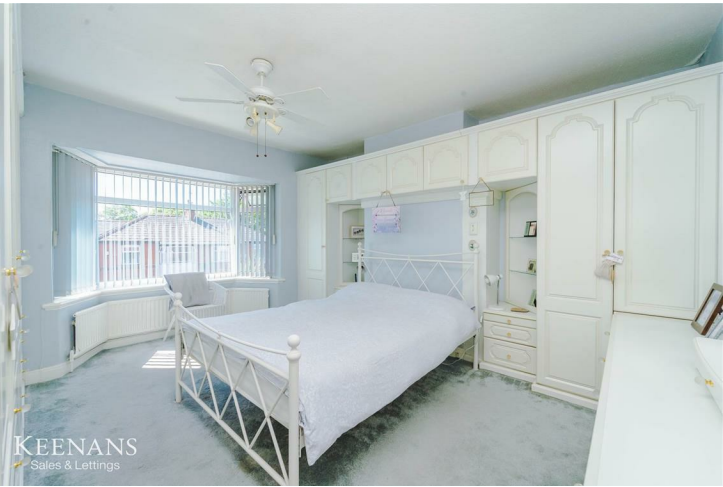
External

Front

Laid to lawn garden, bedding areas and imprinted concrete driveway.

Rear

Enclosed laid to lawn garden, slate paving, raised stone chip bedding and imprinted concrete driveway leading to detached garage.



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