



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>65</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Lime Avenue, Whitefield, M45 7FW

### £285,000

AN IMPRESSIVE THREE BEDROOM SEMI DETACHED FAMILY HOME

Having been presented and maintained to the highest standard throughout with immaculate presentation, modern fixtures and fittings and neutral decoration, this idyllic three bedroom semi detached property is being proudly welcomed to the market in the desirable location of Whitefield. With gardens to both the front and the rear, fantastic ground floor extension and open plan kitchen living space, this enviable 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, Salford, Bury and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, fitted kitchen and houses a staircase to the first floor. The reception room leads on to an additional reception room which leads openly on to the kitchen. The first floor comprises of doors on to three generously sized bedrooms and a modern family bathroom. Externally there is an enclosed garden to the rear with paving and decking areas. To the front there is a laid to lawn garden with bedding areas.

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



Lime Avenue, Whitefield, M45 7FW  
£285,000

 3  1  2  D

- Immaculate Semi Detached Property
  - Ample Living Space
  - On Street Parking
  - EPC Rating D
- Three Bedrooms
  - Stylish Decoration Throughout
  - Tenure Freehold
- Three Piece Bathroom Suite
  - Gardens to Front and Rear
  - Council Tax Band B

Ground Floor

Entrance Porch

4'2 x 3'1 (1.27m x 0.94m)

Composite double glazed frosted front door, UPVC double glazed window, wood cladding to ceiling, spotlights, solid wood flooring and hardwood single glazed frosted door to hall.

Hall

13'1 x 5'5 (3.99m x 1.65m)

Central heating radiator, spotlights, smoke detector, wood panel elevations, understairs storage with boiler, meter cupboard, solid wood flooring, doors leading to reception room, kitchen and stairs to first floor.

Reception Room One

15'5 x 10'9 (4.70m x 3.28m)

UPVC double glazed bay window, central heating radiator, coving, tiled fireplace, television point and hardwood single glazed frosted double doors to reception room two.

Reception Room Two

10'9 x 7'1 (3.28m x 2.16m)

Central heating radiator, wood effect lino flooring and open to kitchen/dining area.

Kitchen/Dining Area

15'5 x 15'3 (4.70m x 4.65m )

Two UPVC double glazed windows, spotlights, range of wood effect panelled wall and base units with granite effect work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine and dishwasher, wood effect lino flooring and UPVC double glazed French doors to rear.

First Floor

Landing

8'0 x 5'5 (2.44m x 1.65m )

UPVC double glazed frosted window, spotlights, loft access, smoke detector, doors leading to three bedrooms and bathroom.

Bedroom One

12'6 x 10'10 (3.81m x 3.30m)

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

Bedroom Two

10'10 x 10'8 (3.30m x 3.25m)

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

Bedroom Three

6'8 x 6'6 (2.03m x 1.98m )

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bathroom

5'5 x 5'4 (1.65m x 1.63m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, tiled panel bath with overhead electric feed shower, tiled elevations, wood cladding to ceiling and tiled flooring.

External

Rear

Enclosed garden with paving, bedding areas and decking.

Front

Garden with laid to lawn and bedding areas.

