

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.



High Bank Road, Bury, BL9 9TN

Offers Over £260,000

AN EXCEPTIONAL TRUE BUNGALOW ON A CORNER PLOT

Having been presented and maintained beautifully throughout with spacious rooms, modern fixtures and fittings and neutral decoration, this enviable two bedroom semi detached true bungalow is being proudly welcomed to the market in the desirable location of Bury. With spacious rooms, newly fitted kitchen and bathroom, detached garage and no chain delay, this property is the perfect home for any small family or couple to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Bolton, Rochdale and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen, two generously sized bedrooms and a modern shower room. The second bedroom leads through to a conservatory. Externally there is an enclosed garden to the rear with paving and bedding areas, as well as off road parking and access to the garage. To the front there is a wrap around laid to lawn garden with paving and bedding areas.

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

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Offers Over £260,000



- Immaculate Semi Detached Bungalow
 - Fitted Kitchen
 - Wraparound Garden to Front
 - EPC Rating TBC
- Two Bedrooms
 - Bursting with Potential
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Added Conservatory to Rear
 - Council Tax Band C

Entrance Porch

UPVC double glazed French front doors and door to hall.

Hall

1.96m x 1.83m

Central heating radiator, doors to kitchen, reception room, two bedrooms and shower room.

Kitchen

9'10 x 7'10 (3.00m x 2.39m)

Two UPVC double glazed window, range of panel wall and base units, granite effect surface, composite one and a half sink and drainer with mixer tap, integrated electric Samsung oven with four ring gas hob and extractor hood, space for fridge freezer and washing machine, spotlights and wood effect laminate flooring.

Reception Room

12'11 x 12'8 (3.94m x 3.86m)

UPVC double glazed window, central heating radiator coving, ceiling rose, dado rail, two feature wall lights, gas fire with marble surround and wooden mantel.

Shower Room

6'5 x 6'0 (1.96m x 1.83m)

UPVC double glazed window, heated towel rail, three piece suite, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower enclosure with rinse head, granite effect panel elevation, spotlights, extractor fan, PVC to ceiling and wood effect laminate flooring.

Bedroom One

11'0 x 11'0 (3.35m x 3.35m)

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

Bedroom Two

11'8 x 9'1 (3.56m x 2.77m)

Central heating radiator, coving, dado rail, storage and UPVC double glazed French doors to conservatory.

Conservatory

10'3 x 9'3 (3.12m x 2.82m)

UPVC double glazed windows, pitched polycarbonate roof, central heating radiator, wood effect laminate flooring and UPVC double glazed French doors to rear.

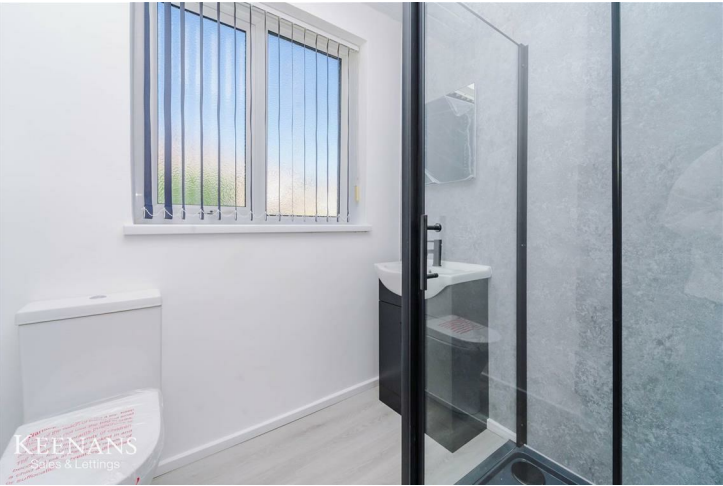
External

Rear

Enclosed paved yard.

Front

Wraparound laid to lawn and mature shrubbery.



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