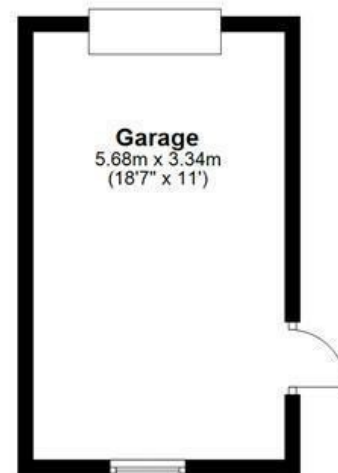
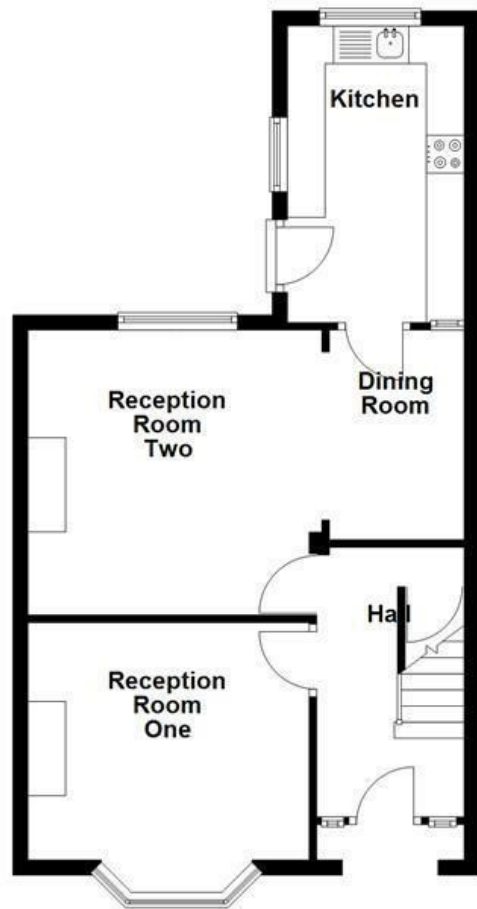
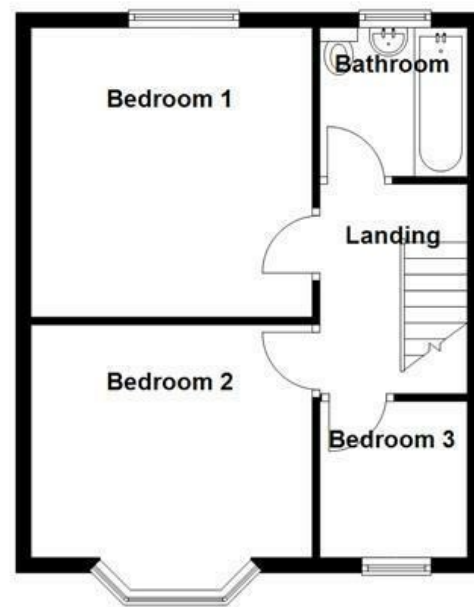


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	
(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.

## Wellington Road, Bury, BL9 9BG

### Offers Over £260,000

A STYLISH AND SPACIOUS THREE BEDROOM SEMI-DETACHED HOME

Situated on Wellington Road in Bury, this delightful house presents an excellent opportunity for families seeking a comfortable and convenient home. Boasting three well-proportioned bedrooms, this property offers ample space for family living. The two inviting reception rooms provide a warm and welcoming atmosphere, perfect for both relaxation and entertaining guests.

The adjoining dining room flows seamlessly into the kitchen, creating a harmonious space for family meals and gatherings. The layout is designed with practicality in mind, ensuring that daily life is both enjoyable and efficient.

Outside, the low maintenance south facing garden offers a serene retreat, ideal for children to play or for adults to unwind after a long day. The added benefit of a carport and a garage provides secure parking and additional storage options, making this home as functional as it is appealing. There is also ample on street parking in front of the property.

Location is key, and this property does not disappoint. This home is a ten minute walk from Bury tram stop and town centre, ideal for commuters. Situated close to reputable schools, it is perfect for families with children. Additionally, a lovely park is conveniently located just opposite, providing a wonderful space for outdoor activities and leisurely strolls.



# Wellington Road, Bury, BL9 9BG

## Offers Over £260,000

 3  1  2  D

- Council Tax Band C
  - Kitchen With Dining Area
  - Carport And Garage For Secure Off Road Parking
  - Tenure Leasehold With 902 Years Remaining
- EPC Rating D
  - Two Reception Rooms And Three Bedrooms
  - Close Proximity To Local Amenities And Schools
- Ten Minute Walk To Bury Town Centre And Tram Stop
  - Low Maintenance South Facing Garden
  - Easy Access To Major Commuter Routes

### Ground Floor

#### Entrance

UPVC double glazed door hall.

#### Hall

12'6 x 6'5 (3.81m x 1.96m)

UPVC double glazed frosted window, central heating radiator, coving, smoke alarm, stairs to first floor, doors to two reception rooms and under stairs storage.

#### Reception Room Two

12'7 x 12'5 (3.84m x 3.78m)

UPVC double glazed bay window, central heating radiator, coving, living flame gas fire with stone surround and mantel, wood flooring and open passage to dining room.

#### Dining Room

9' x 6'1 (2.74m x 1.85m)

Central heating radiator, wood effect flooring and door to kitchen.

#### Kitchen

12'11 x 7'8 (3.94m x 2.34m)

Two UPVC double glazed windows, range of wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, integrated oven, four ring gas hob, tiled splash back, extractor hood, plumbed for washing machine, space for fridge freezer, wood effect flooring and door to rear garden.

#### Reception Room One

12'3 x 10'4 (3.73m x 3.15m)

UPVC double glazed bay window, central heating radiator, coving, living flame gas fire with stone surround and wood mantle, LVT flooring.

### First Floor

#### Landing

9'2 x 6'9 (2.79m x 2.06m)

Smoke alarm, coving, doors to three bedrooms and bathroom.

#### Bedroom One

12'5 x 11'9 (3.78m x 3.58m)

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

#### Bedroom Two

12'1 x 10'3 (3.68m x 3.12m)

UPVC double glazed leaded bay window and central heating radiator.

#### Bedroom Three

6'9 x 6'9 (2.06m x 2.06m)

UPVC double glazed leaded window and central heating radiator.

#### Bathroom

6'5 x 6'1 (1.96m x 1.85m)

UPVC double glazed frosted window, central heating towel rail,

pedestal wash basin with mixer tap, dual flush WC, panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, tiled elevation and tiled effect flooring.

### External

#### Rear

Enclosed paved garden, decking, bedding areas, carport and garage.

#### Carport And Garage

18'8 x 10'11 (5.69m x 3.33m)

#### Front

Paving and bedding areas.



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