



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.

## Gigg Lane, Bury, BL9 9HP

### £230,000

FOUR BEDROOM HOME SET OVER THREE FLOORS

Nestled in the charming area of Gigg Lane, Bury, this delightful house offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The house is thoughtfully arranged over three floors, providing ample living space for everyone.

Upon entering, you will find two well-proportioned reception rooms that are perfect for both relaxation and entertaining. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a formal dining area. The low maintenance exteriors ensure that you can spend more time enjoying your home and less time on upkeep.

The property is ideally situated, providing easy access to a variety of nearby amenities, including shops, parks, and schools. This makes it an excellent choice for families looking to settle in a community that offers both convenience and a friendly atmosphere.

In summary, this four-bedroom house on Gigg Lane is a wonderful opportunity for those seeking a family home in a desirable location. With its spacious interiors and proximity to local amenities, it is sure to meet the needs of modern family living. Don't miss the chance to make this lovely property your new home.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents



# Gigg Lane, Bury, BL9 9HP

## £230,000

 4  1  2  D

- Tenure Leasehold
  - On Street parking
  - Fitted Kitchen
  - Easy Access To Major Commuter Routes
- Council Tax Band A
  - Four Generously Sized Bedrooms
  - Enviably Garden Space
- EPC Rating D
  - Four Piece Bathroom Suite
  - Ideal Family Home

### Ground Floor

#### Entrance

Composite double glazed door to vestibule.

#### Vestibule

3'6 x 3' (1.07m x 0.91m)  
Door to reception room one.

#### Reception Room One

15'8 x 14' (4.78m x 4.27m)  
UPVC double glazed window, central heating radiator, ceiling rose, coving, two feature wall lights, electric log burner effect stove with living flame gas fire behind with cast iron and tiled surround, granite hearth, wooden mantel, arch to inner hall.

#### Inner Hall

Stairs to first floor and door to reception room two.

#### Reception Room Two

15'8 x 10' (4.78m x 3.05m)  
UPVC double glazed window, central heating radiator, beams, picture shelf, electric fire with tiled surround and hearth, wooden mantel, wood effect flooring, open to under stairs storage and door to kitchen.

#### Kitchen

12'5 x 7'3 (3.78m x 2.21m)  
Two UPVC double glazed windows, central heating radiator, range of wall and base units, laminate work top, space for freestanding oven, tiled splash back, extractor hood, stainless steel one and a half sink and drainer with mixer tap, plumbed for washing machine, dishwasher, space for fridge freezer, PVC panelling to ceiling, tiled elevation, tiled floor and hard wood stable door to rear.

### First Floor

#### Landing

Dado rail, stairs to second floor, doors to bathroom and three bedrooms.

#### Bedroom One

11'7 x 8'8 (3.53m x 2.64m)  
UPVC double glazed window, central heating radiator, coving, ceiling rose and fitted wardrobes.

#### Bedroom Two

10'2 x 7'7 (3.10m x 2.31m)  
UPVC double glazed window, central heating radiator and fitted wardrobes.

#### Bedroom Three

11'7 x 5'6 (3.53m x 1.68m)  
UPVC double glazed window, central heating radiator and loft access.

#### Bathroom

9'4 x 7'8 (2.84m x 2.34m)  
UPVC double glazed frosted window, central heating radiator, low

flush WC, pedestal wash basin, freestanding roll top bath and claw double bath with mixer tap, corner multi jet shower, PVC panelling to ceiling, spotlights, part tiled elevation and wood effect flooring.

### Second Floor

#### Landing

Doors to bedroom four and under eave storage.

#### Bedroom Four

14' x 9'10 (4.27m x 3.00m)  
UPVC double glazed dormer window, central heating radiator, PVC clad to ceiling and vanity top wash basin with mixer tap.

#### External

#### Rear

Enclosed yard, artificial grass and door to garage.

#### Front

Enclosed courtyard, paving and enclosed hedges



Tel: 01617510340

www.keenans-estateagents.co.uk