



## Hazel Avenue, Bury, BL9 7QT

### £180,000

AN OUTSTANDING FAMILY HOME

Having been presented and updated to the highest standard throughout with immaculate presentation, spacious rooms and neutral decoration, this enviable three bedroom semi detached property is being proudly welcomed to the market in the desirable location of Bury on a popular estate. With off road parking, generously sized bedrooms and an open plan kitchen diner, this outstanding 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, Rochdale and major motorway links. With three generously sized bedrooms, modern kitchen and bathroom and wrap around gardens, this property is the perfect home truly not to be missed!

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

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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- Semi Detached Property
  - Modern Three Piece Shower Room
  - Off Road Parking
  - EPC Rating: TBC
- Three Bedrooms
  - One Reception Room
  - Tenure: Freehold
- Contemporary Fitted Kitchen
  - Enclosed Rear Garden
  - Council Tax Band; A

### Ground Floor

#### Hall

5'5 x 3'8 (1.65m x 1.12m)  
Composite double glazed frosted entrance door, central heating radiator, smoke alarm, stairs to first floor and oak single glazed door to reception room.

#### Reception Room

13'10 x 12'9 (4.22m x 3.89m)  
UPVC double glazed window, central heating radiator, ceiling fan, decorative electric heater, granite effect hearth and surround, TV point and oak single glazed door to kitchen/dining room.

#### Kitchen/Dining Room

17'3 x 9'1 (5.26m x 2.77m)  
UPVC double glazed window, central heating radiator, gloss wall and base units, wood effect worktops, tiled splash back, one and half bowl composite sink with draining board and mixer tap, integrated electric oven in high rise unit, integrated microwave, five burner gas hob, extractor hood, space for American style fridge freezer, plumbing for dishwasher, space for wine cooler, plumbing for washing machine, under stairs storage with Worcester boiler, wood clad ceiling, wood effect lino flooring and UPVC double glazed sliding door to rear.

### First Floor

#### Landing

7'3 x 7'2 (2.21m x 2.18m)  
UPVC double glazed window, loft access, smoke alarm and oak doors to three bedrooms and shower room.

#### Bedroom One

12'8 x 9'5 (3.86m x 2.87m)  
UPVC double glazed window, central heating radiator, ceiling rose, picture rail and fitted wardrobes.

#### Bedroom Two

11' x 9'1 (3.35m x 2.77m)  
UPVC double glazed window, central heating radiator, cornice coving, fitted wardrobes and storage cupboard.

#### Bedroom Three

9' x 7'2 (2.74m x 2.18m)  
UPVC double glazed window, central heating radiator and picture rail.

#### Shower Room

5'11 x 5'4 (1.80m x 1.63m)  
UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head in corner enclosure, PVC clad ceiling, PVC granite effect panel elevation and wood effect laminate flooring.

### External

#### Front

Paved off road parking.

#### Rear

Enclosed garden, paving, bedding areas, composite decking and mature shrubs.



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