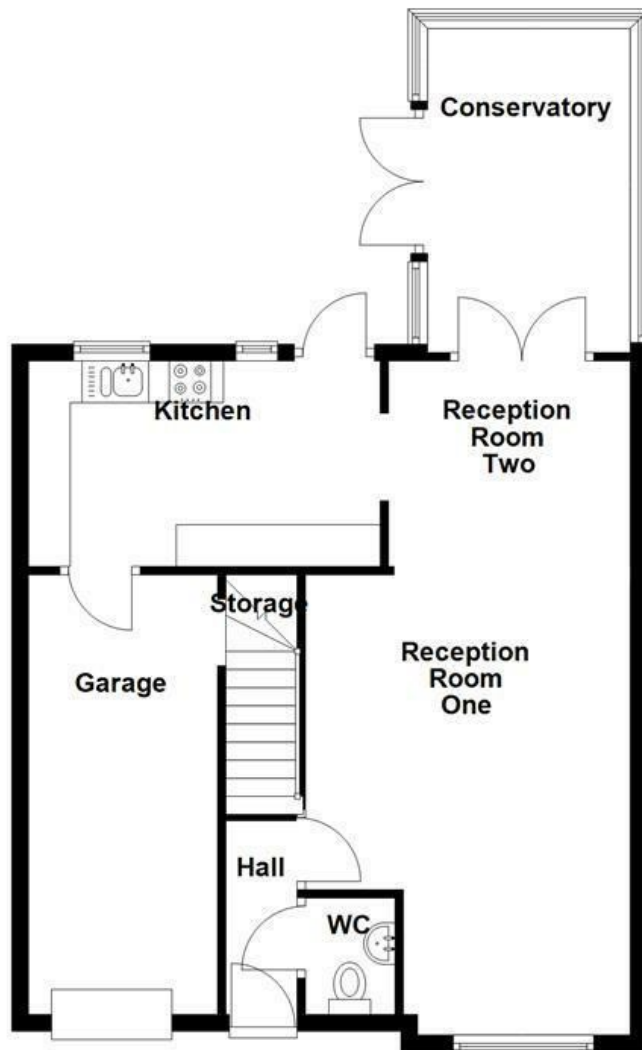
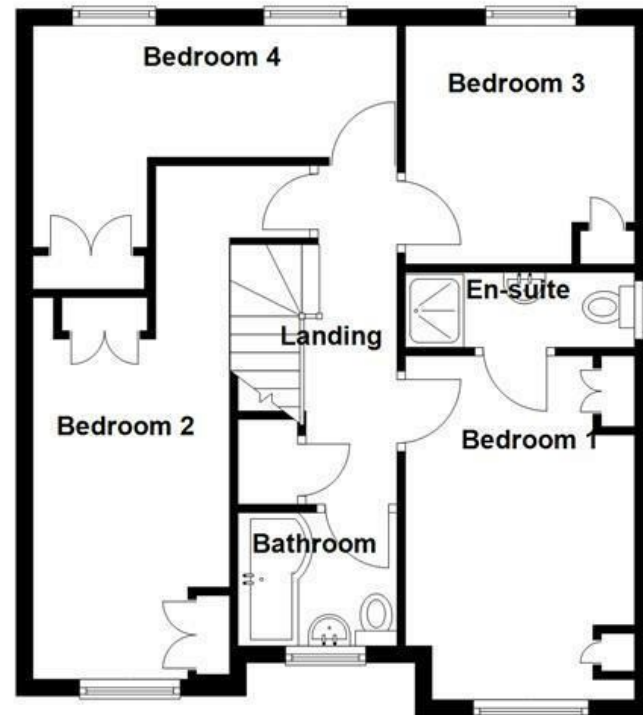


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Haweswater Crescent, Unsworth, BL9 8LT

Offers Over £425,000

A BEAUTIFUL DETACHED FAMILY HOME

Situated in the desirable area of Haweswater Crescent, Unsworth, Bury, this beautifully presented four-bedroom detached family home is a true gem. The property boasts a neutral finish throughout, creating a warm and inviting atmosphere that is perfect for modern living.

Upon entering, you will find well-proportioned living accommodation that includes two spacious reception rooms, ideal for both relaxation and entertaining. The addition of a conservatory enhances the living space, allowing for an abundance of natural light and a seamless connection to the outdoors. The modern kitchen is equipped with contemporary fixtures, making it a delightful space for culinary pursuits. Each of the three bathrooms, including an ensuite to the main bedroom, is thoughtfully designed, ensuring comfort and convenience for the entire family.

The exterior of the property is low maintenance, allowing you to spend more time enjoying your home and less time on upkeep. Ample off-road parking is available for numerous vehicles, leading directly to the integral garage, which adds to the practicality of this wonderful family residence.

This home is ideally suited for a growing family in search of their dream abode. Its location offers excellent access to major commuter routes, making it convenient for those who travel for work. Additionally, nearby amenities ensure that all your daily needs are easily met.

Haweswater Crescent, Unsworth, BL9 8LT

Offers Over £425,000

 4  2  2  C

- Tenure Freehold
 - Off Road Parking For Numerous Vehicles
 - Abundance Of Indoor Space
 - Easy Access To Major Commuter Routes
- Council Tax Band E
 - Low Maintenance Gardens
 - Contemporary Fitted Kitchen
- EPC Rating C
 - Ideal Family Home
 - Viewing Essential

Ground Floor

Entrance

Composite double glazed frosted door to hall.

Hall

7'7 x 2'11 (2.31m x 0.89m)

Central heating radiator, coving, tiled effect flooring, stairs to first floor, doors to WC and reception room one.

WC

4'7 x 3'7 (1.40m x 1.09m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, illuminated mirror, part tiled elevation and tiled effect flooring.

Reception Room One

18'1 x 12'3 (5.51m x 3.73m)

UPVC double glazed window, two central heating radiators, coving, and open to reception room two.

Reception Room Two

9'6 x 8'2 (2.90m x 2.49m)

Coving, open to kitchen and double doors to conservatory.

Kitchen

13'10 x 8'1 (4.22m x 2.46m)

Two UPVC double glazed windows, central heating radiator, high gloss wall and base units, laminate work tops, oven and microwave in a high rise unit, four ring gas hob, tiled splash back. extractor hood, stainless steel one and a half sink and drainer with mixer tap, integrated fridge freezer, spotlights, tiled effect flooring, composite double glazed frosted door to rear and door to garage.

Garage

17'3 x 7'5 (5.26m x 2.26m)

Remote up and over door, laminate work top, stainless steel sink and drainer with mixer tap, wall mounted boiler, plumbed for washing machine, dryer and dishwasher, open to under stairs storage.

Conservatory

12'9 x 8' (3.89m x 2.44m)

UPVC double glazed windows, pitched double glazed roof, central heating radiator, ceiling fan, tiled effect flooring and UPVC double glazed French doors to rear.

First Floor

Landing

Loft access, smoke alarm, coving, doors to above stairs storage, four bedrooms and bathroom.

Bedroom One

13'5 x 8'7 (4.09m x 2.62m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobes and door to en suite.

En Suite

8'9 x 2'10 (2.67m x 0.86m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, direct feed shower enclosure, part tiled elevation and tiled floor.

Bedroom Two

12' 8 x 7'10 (3.66m 2.44m x 2.39m)

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

Bedroom Three

9'9 x 8'7 (2.97m x 2.62m)

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

Bedroom Four

14'11 x 10'4 (4.55m x 3.15m)

Two UPVC double glazed windows, central heating radiator, coving and fitted wardrobe.

Bathroom

6'6 x 5'5 (1.98m x 1.65m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, wall mounted wash basin with mixer tap, P shaped panel jacuzzi bath, overhead direct feed shower, part tiled elevation, spotlights, tiled effect flooring and extractor fan.

External

Rear

Artificial grass, paving, decking and gravel chipped bedding areas.

Front

Imprinted concrete drive.



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