



| 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 |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.

## Valley Mill Lane, Bury, BL9 9BY

### Offers Over £290,000

STUNNING THREE BEDROOM MID TERRACE HOME WITH OFF ROAD PARKING

Welcome Valley Mill Lane in Bury, this delightful three-bedroom terrace house offers a perfect blend of comfort and modern living. With two well-appointed reception rooms, this property is ideal for families or those who enjoy entertaining guests. The spacious lounge provides a welcoming atmosphere, while the modern kitchen diner is designed for both functionality and style, making it a wonderful space for family meals and gatherings.

The property boasts three generously sized double bedrooms, ensuring ample space for relaxation. The master bedroom features an en-suite bathroom, providing a private retreat, while a family bathroom serves the other bedrooms. Additionally, there is a convenient downstairs WC, enhancing the practicality of the home.

One of the standout features of this property is the potential for an extra reception room or bedroom on the ground floor, offering flexibility to suit your lifestyle needs. Outside, the large, stunning rear garden is laid to lawn, providing a perfect setting for outdoor activities, gardening, or simply enjoying the fresh air.

The property also benefits from a driveway and off-road parking for multiple cars, a valuable asset in today's busy world. This home is ready to move into, making it an excellent choice for those seeking a hassle-free transition. With its appealing features and prime location, this property is a wonderful opportunity for anyone looking to settle in Bury.

# Valley Mill Lane, Bury, BL9 9BY

## Offers Over £290,000



- Impressive Mid Terrace Property
- Stunning Fitted Dining Kitchen
- Off Road Parking
- EPC Rating TBC
- Three/Four Bedrooms
- Move-in Ready
- Tenure Leasehold
- Two Bathrooms
- Spacious Rear Garden
- Council Tax Band B

### Ground Floor

#### Entrance Hall

7'4 x 3'9 (2.24m x 1.14m)

UPVC double glazed frosted front door, central heating radiator, herringbone wood effect flooring, doors leading to WC, kitchen/dining area and stairs to first floor.

#### WC

5'10 x 3'1 (1.78m x 0.94m)

Central heating radiator, pedestal wash basin with traditional taps, dual flush WC and herringbone wood effect flooring.

#### Kitchen/Dining Area

26'2 x 16'4 (7.98m x 4.98m )

Four UPVC double glazed windows, central heating radiator, range of high gloss wall and base units with granite work surfaces and upstands, central island with breakfast bar, inset stainless steel one and a half bowl sink with mixer tap and integrated draining ridges, integrated high rise double oven, four ring induction hob and extractor hood, integrated fridge freezer, integrated dishwasher, under unit lighting, pendant lighting, spotlights, herringbone wood effect flooring, open to reception room one, doors to under stairs storage and reception room two/bedroom four.

#### Reception Room One

27'5 x 12'1 (8.36m x 3.68m )

Four Velux windows, central heating radiator, pendant lighting, Main Eco boiler enclosed, herringbone wood effect flooring and double glazed bi-folding doors to rear.

#### Reception Room Two/Bedroom Four

16'7 x 8'1 (5.05m x 2.46m )

UPVC double glazed window, central heating radiator and wood effect flooring.

### First Floor

#### Landing

16'6 x 6'2 (5.03m x 1.88m )

Two UPVC double glazed windows, central heating radiator, smoke detector, doors leading to three bedrooms, bathroom and over stairs storage.

#### Bedroom One

13'0 x 10'10 (3.96m x 3.30m)

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

#### En Suite

9'3 x 3'1 (2.82m x 0.94m)

UPVC double glazed window, central heating radiator, pedestal wash basin with traditional taps, dual flush WC, direct feed shower enclosed, part PVC panelled elevations, extractor fan and tiled effect flooring.

#### Bedroom Two

10'5 x 8'10 (3.18m x 2.69m)

UPVC double glazed window, central heating radiator and wood effect flooring.

#### Bedroom Three

9'8 x 6'6 (2.95m x 1.98m )

UPVC double glazed window, central heating radiator and wood effect flooring.

#### Bathroom

8'0 x 5'9 (2.44m x 1.75m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with traditional taps, dual flush WC, panel bath with traditional taps, partially tiled elevations and tiled effect flooring.

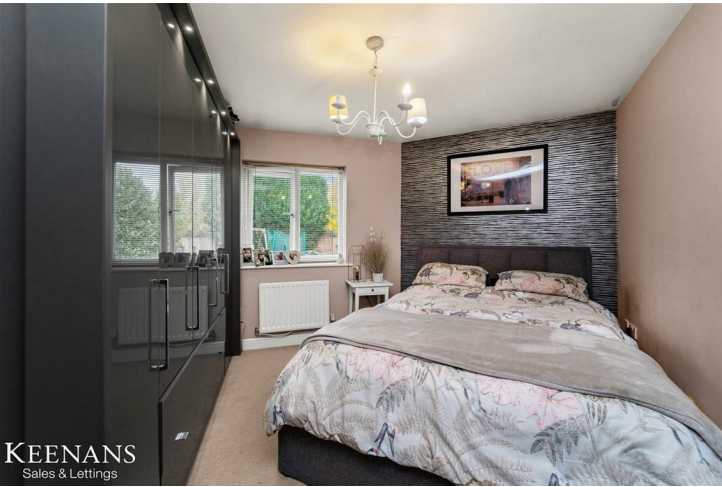
#### External

#### Rear

Enclosed laid to lawn garden with paving, slate and stone chippings.

#### Front

Laid to lawn, paving and tarmac driveway.



Tel: 01617510340

www.keenans-estateagents.co.uk