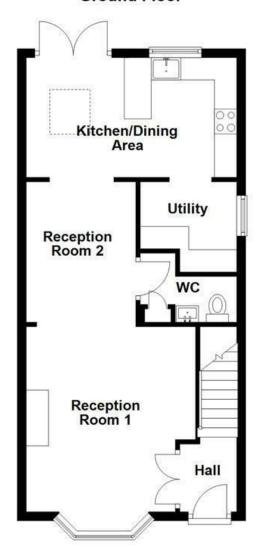
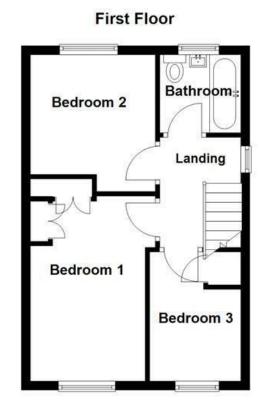
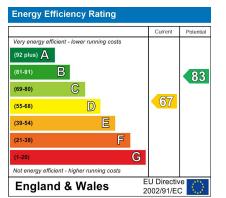
# KEENANS Sales & Lettings

#### **Ground Floor**







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## Stockton Drive, Bury, BL8 1UQ Offers Over £300,000

STUNNING THREE BEDROOM PROPERTY IN SOUGHT AFTER LOCATION

Welcome to this outstanding semi-detached family home located on the desirable Stockton Drive in Bury. This property has been fully renovated and is presented to the highest standard, making it an ideal choice for families seeking a modern and stylish living space.

Upon entering, you will be greeted by an enviable open plan living area that seamlessly combines comfort and elegance. The outstanding kitchen is a true highlight, featuring modern fixtures and fittings that cater to both functionality and aesthetics. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining.

With three generously sized bedrooms, this home offers plenty of room for family members or guests. Every detail has been carefully considered, resulting in stylish interiors that create a warm and inviting atmosphere.

The exterior of the property is equally impressive, featuring a generously sized garden that is perfect for outdoor activities or simply enjoying the fresh air. Additionally, there is a detached garage and ample off-road parking, making this home both practical and convenient.

### Stockton Drive, Bury, BL8 1UQ Offers Over £300,000













- Exquisite Semi Detached Property
- Modern Fitted Kitchen and Separate Utility Room
- Off Road Parking and Garage
- EPC Rating: D

- Three Bedroom
- Presented to Highest Standard Throughout
- Tenure: Leasehold

- Three Piece Bathroom Suite
- Enclosed Rear Garden
- Council Tax Band: C

#### **Ground Floor**

#### **Entrance Hall**

5'8 x 4'2 (1.73m x 1.27m)

UPVC double glazed frosted entrance door, central heating radiator, wood effect Karndean flooring, stairs to first floor and oak single glazed double doors to reception room one.

#### **Reception Room One**

13'7 x 12'6 (4.14m x 3.81m)

UPVC double glazed inset bay window, central heating radiator, electric fire with granite and tiled fireplace, integrated alcove storage, feature wall light, TV point, wood effect Karndean flooring and open access to reception room two.

#### **Reception Room Two**

10'4 x 8'1 (3.15m x 2.46m)

Central heating radiator, wood effect Karndean flooring, oak door to WC and open access to kitchen/dining area.

#### WC

7'1 x 5'1 (2.16m x 1.55m)

Spotlights, dual flush WC, vanity top wash basin with mixer tap, extractor fan, integrated linen cupboard, Ariston boiler, tiled elevations and wood effect Karndean flooring.

#### **Kitchen/Dining Area**

15'6 x 8'10 (4.72m x 2.69m)

UPVC double glazed window, Velux window, central heating radiator, spotlights, range of panelled wall and base units with solid oak worktops, tiled splashback, Belfast sink with high spout mixer tap, integrated electric double oven with four ring induction hob and extractor hood, plumbing for dishwasher, breakfast bar, integrated storage, wood effect Karndean flooring, open access to utility room and UPVC double glazed French door to rear.

#### **Utility Room**

7' x 6'8 (2.13m x 2.03m)

UPVC double glazed window, spotlights, panelled wall and base units with solid oak worktops, space for fridge freezer, integrated wine cooler, plumbing for washing machine, space for dryer and wood effect Karndean flooring.

#### **First Floor**

### Landing

8'1 x 6'4 (2.46m x 1.93m)

UPVC double glazed window, loft access, smoke alarm, doors to three bedrooms and bathroom.

#### **Bedroom One**

14'8 x 9'2 (4.47m x 2.79m)

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

#### **Bedroom Two**

11' x 9'2 (3.35m x 2.79m)

UPVC double glazed window, central heating radiator and wood panel elevation.

#### **Bedroom Three**

9'6 x 6'9 (2.90m x 2.06m)

UPVC double glazed window, central heating radiator and over stairs storage.

#### Bathroom

6'4 x 6' (1.93m x 1.83m)

UPVC double glazed frosted window, heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and direct feed shower overhead, PVC panelling to ceiling, tiled elevations and tiled flooring.

#### **External**

#### Rear

Enclosed garden with laid to lawn, paving, bedding areas and access to garage.

#### **Front**

Laid to lawn garden, bedding areas and concrete imprinted drive leading to garage.















