



Woodhill Road,

Price £160,000



Reeds Rains

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Woodhill Road, Bury, Lancashire

Price £160,000

Reeds Rains are delighted to bring to the market this 3 bedroom semi detached family home, The property briefly comprises of entrance hallway, spacious lounge, fully fitted open plan dining kitchen, 3 bedrooms and family bathroom. The property benefits from full upvc double glazing and is warmed by gas central heating. Externally to the front of the property there gardens with driveway and to the rear a private garden with mature shrubs, plants and trees with patio area for entertaining in the summer months. Reeds Rains strongly urge interested parties to view this property as soon as possible so as to avoid disappointment.

GROUND FLOOR

HALLWAY

2.26m x 1.24m (7'5" x 4'1")

LOUNGE AREA

3.99m x 3.51m (13'1" x 11'6")

FAMILY DINING KITCHEN

4.80m x 2.67m (15'9" x 8'9")

NEW COMBI BOILER FITTED

RECENTLY - An open kitchen with an ample range of dark oak effect wall and base cabinets with contrasting work surfaces and splash backs, four burner gas hob, stainless steel oven, over head extractor canopy, integrated appliances include dryer, fridge and freezer and automatic dishwasher, stainless steel one and half bowl sink, upvc double glazed window and

French doors leading out into the private rear garden, very useful under stairs storage cupboard, neutral decor, ceiling down lighting, ample power points and porcelain ceramic floor tiling.

FIRST FLOOR

LANDING

2.01m x 1.93m (6'7" x 6'4")

BEDROOM 1

4.01m x 2.59m (13'2" x 8'6")

BEDROOM 2

2.82m x 2.59m (9'3" x 8'6")

BEDROOM 3

2.90m x 1.93m (9'6" x 6'4")

BATHROOM

1.85m x 1.65m (6'1" x 5'5")

A three piece suite comprising of low level wc with button flush, pedestal hand wash basin, chrome mixer taps, paneled bath with chrome mixer taps and shower head, ceramic wall tiling, laminate flooring and central heating radiator.

EXTERNAL

Externally to the front of the property there gardens with driveway and to the rear a private garden with mature shrubs, plants and trees with patio area for entertaining in the summer months.

FLOOR PLAN



For full EPC please contact the branch

