



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>	82	89
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.

## Prospect Place, Bury, BL9 8EX

### Offers Over £525,000

A SPACIOUS FIVE BEDROOM DETACHED FAMILY HOME - SOLD WITH NO ONWARD CHAIN

Nestled in the desirable area of Prospect Place, Bury, this substantial five-bedroom detached family home offers an exceptional living experience for those seeking space and comfort. The property boasts three generously sized reception rooms, providing ample space for relaxation and entertainment. The modern kitchen, complete with an island and breakfast bar, creates a welcoming atmosphere, perfect for family gatherings and casual dining.

Each of the five bedrooms is well-proportioned, ensuring that everyone in the family has their own personal space. The convenience of two en-suites, in addition to the main family bathroom, enhances the practicality of this home, making it ideal for busy family life.

The exterior of the property is designed for low maintenance, allowing you to spend more time enjoying your home and less time on upkeep. A utility room adds to the functionality of the space, making daily chores more manageable. Off-road parking is also available, providing ease and security for your vehicles.

Located in the popular area of Unsworth, this home benefits from excellent access to local amenities, schools, and commuter routes, making it a perfect choice for families and professionals alike. This property truly combines modern living with convenience, making it a must-see for anyone looking to settle in a vibrant community.

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Prospect Place, Bury, BL9 8EX  
Offers Over £525,000

 5  3  3  B

- Outstanding Detached Property
  - Stunning Open Plan Kitchen
  - Ample Off Road Parking
  - EPC Rating B
- Five Bedrooms & Three Bathrooms
  - Abundance of Living Space
  - Tenure Leasehold
- Sold with No Onwards Chain
  - Low Maintenance Gardens to Front and Rear
  - Council Tax Band F

Ground Floor

Entrance Hall

17'0 x 6'0 (5.18m x 1.83m)

Hardwood double glazed front door, UPVC double glazed frosted window, central heating radiator, smoke detector, wood effect flooring, doors leading to three reception rooms, understairs storage and stairs to first floor.

Reception Room One

18'7 x 9'4 (5.66m x 2.84m )

UPVC double glazed bay window, UPVC double glazed window, two central heating radiators and wood effect flooring.

Reception Room Two

15'1 x 10'0 (4.60m x 3.05m)

UPVC double glazed window, central heating radiator, television point and UPVC double glazed French doors to rear.

WC

5'4 x 3'1 (1.63m x 0.94m )

Central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, extractor fan and wood effect flooring.

Reception Room Three

13'8 x 10'3 (4.17m x 3.12m)

Central heating radiator, wood effect flooring, open to kitchen, door to utility and UPVC double glazed French doors to rear.

Utility

6'6 x 5'4 (1.98m x 1.63m )

Range of high gloss wall and base units with laminate work surfaces, plumbing for washing machine, space for dryer and stainless steel one and a half bowl sink and drainer with mixer tap.

Kitchen

16'2 x 14'7 (4.93m x 4.45m)

Three UPVC double glazed windows, two central heating radiators. range of high gloss wall and base units with granite work surfaces, integrated high rise microwave oven, Neff induction hob and extractor hood, glass splashback, composite one and a half bowl sink and drainer with mixer tap, integrated wine fridge, central island with breakfast bar, integrated American-style fridge freezer, integrated dishwasher, spotlights, television point and wood effect flooring.

First Floor

Landing

Loft access, smoke detector, central heating radiator, doors leading to five bedrooms, bathroom and linen cupboard.

Bedroom One

16'4 x 15'5 (4.98m x 4.70m )

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

En Suite

7'8 x 7'3 (2.34m x 2.21m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosed, partially tiled elevations and wood effect flooring.

Bedroom Two

12'5 x 10'1 (3.78m x 3.07m)

Two UPVC double glazed windows, central heating radiator and door en suite.

En Suite

8'11 x 3'2 (2.72m x 0.97m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosed, direct feed shower enclosed, extractor fan, partially tiled elevations and tiled effect flooring.

Bedroom Three

13'9 x 8'0 (4.19m x 2.44m)

UPVC double glazed window and central heating radiator.

Bedroom Four

13'7 x 7'10 (4.14m x 2.39m)

UPVC double glazed window and central heating radiator.

Bedroom Five

10'5 x 6'3 (3.18m x 1.91m)

UPVC double glazed window and central heating radiator.

Bathroom

10'5 x 8'5 (3.18m x 2.57m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, direct feed shower enclosed, partially tiled elevations and extractor fan.

External

Rear

Enclosed garden with paved patio and artificial lawn.

Front

Artificial lawn and block paved driveway.



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