

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 72                      | 84        |
| (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 |           |

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## Ashworth Street, Bury, BL8 1NU

### £275,000

LARGE THREE BEDROOM HOME, PERFECT FOR A FAMILY WITH PARKING SPACE

Nestled on the charming Ashworth Street in Bury, this impressive three-bedroom house offers a delightful blend of space and modern living. Each of the generously sized bedrooms provides ample room for relaxation and personalisation, making it an ideal home for families or those seeking extra space.

The heart of the home is undoubtedly the beautiful kitchen, which boasts modern fittings and a stylish island, perfect for both cooking and entertaining. This inviting space is designed to cater to all your culinary needs while providing a warm atmosphere for family gatherings. Situated next to the kitchen, the ground floor benefits from a downstairs W/C.

Adjacent to the kitchen, the spacious reception room offers a comfortable area for relaxation and socialising, ensuring that you can enjoy quality time with loved ones. The addition of a conservatory with under floor heating further enhances the living space, allowing for an abundance of natural light and a seamless connection to the outdoors.

The garden presents a perfect blank canvas, offering endless possibilities for gardening enthusiasts or those wishing to create their own outdoor oasis. Whether you envision a vibrant flower garden, a play area for children, or a tranquil retreat, this outdoor space can be tailored to suit your desires.

# Ashworth Street, Bury, BL8 1NU

£275,000



- Tenure - Leasehold
- Council Tax Band C
- EPC Rating C
- Parking Space Plus Shared Visitor Parking
- Contemporary Fitted Kitchen/Dining Area
- Light And Airy Conservatory With Underfloor Heating
- Ideal Family Home With Viewing Essential
- Three Generously Sized Double Bedrooms
- Low Maintenance Garden Space
- Easy Access To Major Network Links

## Ground Floor

### Entrance

Composite, double glazed, frosted door.

### Hallway

17'9 x 4'1 (5.41m x 1.24m)

Central heating radiator, smoke alarm, wood effect laminate flooring, hardwood door to reception room one, stairs to first floor.

### Reception Room One

18 x 9'7 (5.49m x 2.92m)

UPVC double glazed window, central heating radiator, electric fire place with granite hearth, mantle and surround, three hardwood doors leading to the hallway, kitchen and large under stairs storage

### Conservatory

9'4 x 7'6 (2.84m x 2.29m)

UPVC double glazed windows and french doors to kitchen and rear, tiled flooring with under floor heating

### WC

5'2 x 3'3 (1.57m x 0.99m)

UPVC double glazed, frosted window, central heating radiator, two piece suite: dual flush WC and vanity top wash basin with mixer tap, boiler installed 1 year ago, tiled flooring, hardwood door to kitchen.

### Kitchen

13 x 11'2 (3.96m x 3.40m)

Upright central heating radiator, range of glossed wall and base units with marble surface and splash back, six ring gas hob with integrate extractor hood above, composite single sink, high rise electric oven, integrated fridge, freezer, dishwasher and washing machine, tiled flooring, two hardwood doors to reception room and WC, UPVC double glazed french doors to conservatory for heating conservation

## First floor

### Landing

9'1 x 6'3 (2.77m x 1.91m)

Central heating radiator, stairs leading to second floor, four hardwood doors leading to bedroom one and two, bathroom and storage.

### Bedroom Two

13'1 x 10'3 (3.99m x 3.12m)

Two UPVC double glazed windows, central heating radiator.

### Bedroom Three

13'1 x 8'3 (3.99m x 2.51m)

Two UPVC double glazed windows, remote control blackout blinds, central heating radiator.

### Bathroom

6'3 x 6'1 (1.91m x 1.85m)

Central heating radiator, three piece suite: dual flush WC, wall mounted wash basin with mixer tap, paneled bath with traditional taps, tiled elevations, extractor fan, spotlights, wood effect laminate flooring.

## Second Floor

### Inner Landing

9'1 x 6'3 (2.77m x 1.91m)

Smoke alarm, loft access, hardwood door to bedroom one.

### Bedroom One

13'1 x 11'7 (3.99m x 3.53m)

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

### Office

9'1 x 6'5 (2.77m x 1.96m)

Velux window, central heating radiator, opening to bedroom one, hardwood doors to en suite and storage.

### En Suite

6'3 x 5'9 (1.91m x 1.75m)

Velux window, central heating radiator, three piece suite: dual flush WC, wall mounted wash basin with mixer tap, corner shower enclosure with direct feed shower, tiled elevations, extractor fan, spotlights, tiled flooring, hardwood door to office.

## Exterior

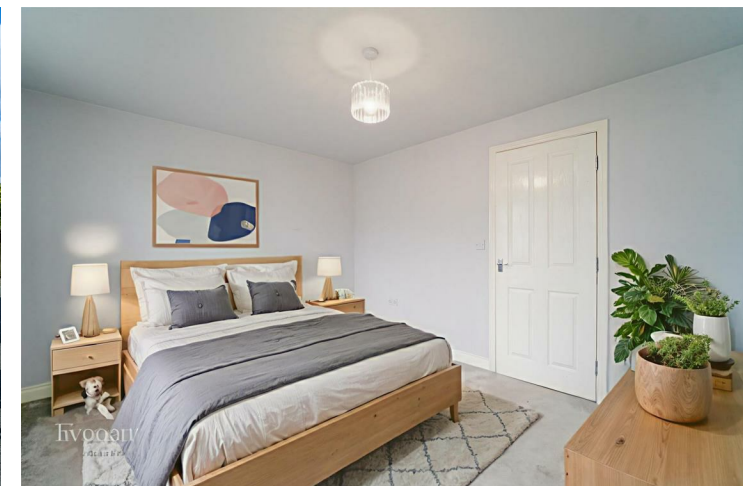
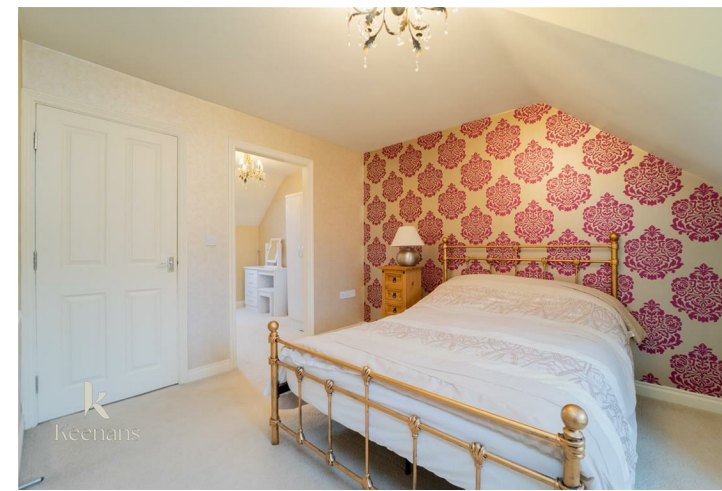
Parking space

### Rear

Yard with paving.

### Front

Small yard with paving and decorative tiling.



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