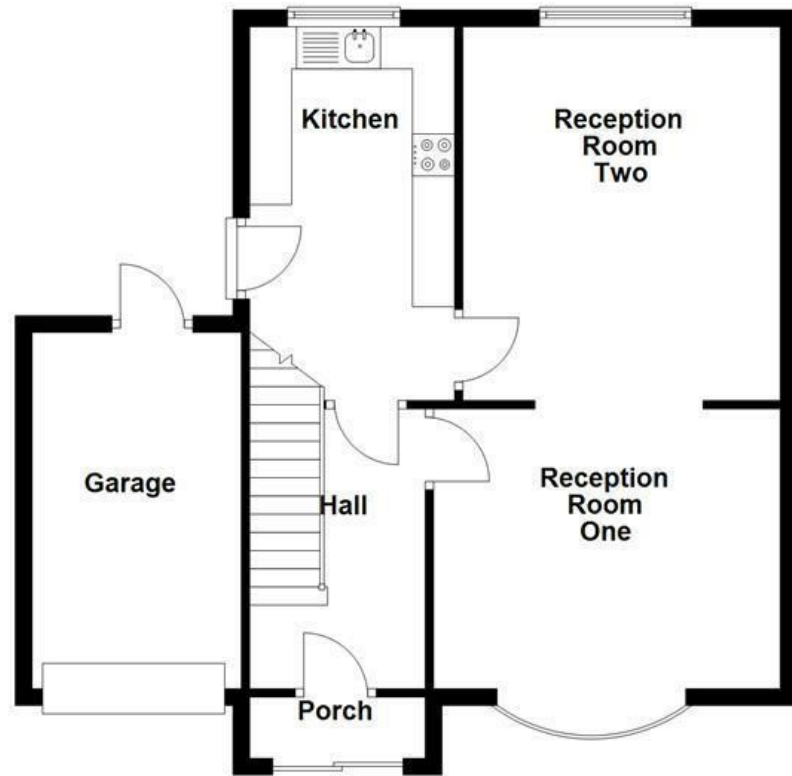
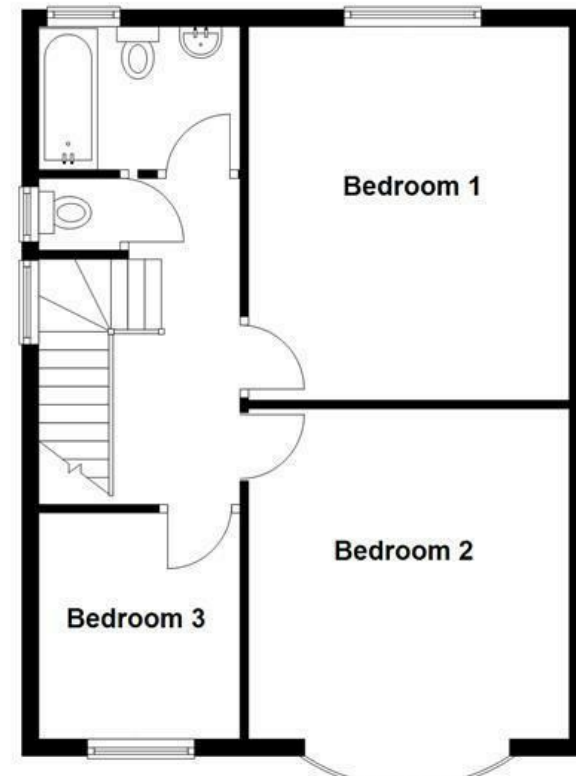


Ground Floor
Approx. 674.2 sq. feet



First Floor
Approx. 580.2 sq. feet



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			75

England & Wales 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.

Randale Drive, Bury, BL9 8HZ

£400,000

STUNNING DETACHED PROPERTY - RECENTLY RENOVATED THROUGHOUT

Nestled in the desirable area of Randale Drive, Bury, this stunning semi-detached home offers a perfect blend of comfort and modern living. With its spacious layout and charming features, this property is ideal for families or those seeking a tranquil retreat.

Upon entering, you are greeted by a welcoming entry hall that leads to a delightful reception room, perfect for entertaining guests or enjoying quiet evenings. The open-plan design seamlessly connects the reception room to a bright and modern kitchen, creating a warm and inviting atmosphere for family gatherings and culinary adventures.

The ground floor also boasts a second reception room, providing additional space for relaxation or a home office. The large garage offers ample storage or the potential for a workshop, while the rear garden presents a lovely outdoor space for children to play or for hosting summer barbecues.

Venturing upstairs, you will find three well-proportioned bedrooms, each offering a peaceful sanctuary for rest. The bathroom is conveniently located, along with an additional toilet room, ensuring that the needs of a busy household are met with ease.

Randale Drive, Bury, BL9 8HZ

£400,000



- Semi-detached Family Home
- Generous Rear Garden
- Off-Road Parking on Driveway and Integral Garage
- Tenure: Freehold
- Three Bedrooms
- Open Plan Living
- EPC Rating D
- Modern Stylish Kitchen
- Popular Location
- Council Tax Band D

Ground Floor

Entrance

Sliding entrance doors to the porch.

Porch

7'10" x 2'5" (2.39m x 0.74m)

Tiled flooring, door to hallway.

Hallway

10' x 7'10" (3.05m x 2.39m)

Central heating radiator, coving to the ceiling, wood effect laminate flooring, stairs leading to the first floor, doors to kitchen and reception room one.

Reception Room One

13'8" x 10'9" (4.17m x 3.28m)

UPVC double glazed bay window, central heating radiator, wood effect laminate flooring, open to reception room two.

Reception Room Two

14' x 10'9" (4.27m x 3.28m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring, door to the kitchen.

Kitchen

14' x 7'10" (4.27m x 2.39m)

UPVC double glazed window, central heating radiator, wood panelled wall and base units with laminate work surfaces, oven with an electric hob, extractor hood and glass splashbacks, stainless steel sink with mixer taps and draining board, integrated dishwasher and fridge freezer, spotlights, parquet flooring, door to the rear garden.

First Floor

Landing

UPVC double glazed window, doors leading to three bedrooms, family bathroom, and a separate WC.

Bedroom One

14'5" x 10'10" (4.39m x 3.30m)

UPVC double glazed window, central heating radiator.

Bedroom Two

12'10" x 10'10" (3.91m x 3.30m)

UPVC double glazed bay window, central heating radiator.

Bedroom Three

8'9" x 7'5" (2.67m x 2.26m)

UPVC double glazed window, central heating radiator.

Bathroom

7'5" x 5'5" (2.26m x 1.65m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity wash basin with mixer taps, panel bath with direct feed overhead shower, spotlights, tiled elevations.

WC

3'5" x 2'5" (1.04m x 0.74m)

UPVC double glazed window, central heating radiator, dual flush WC.

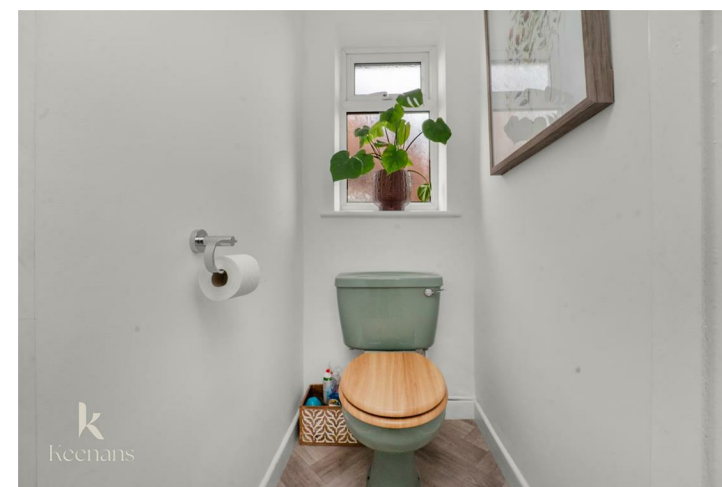
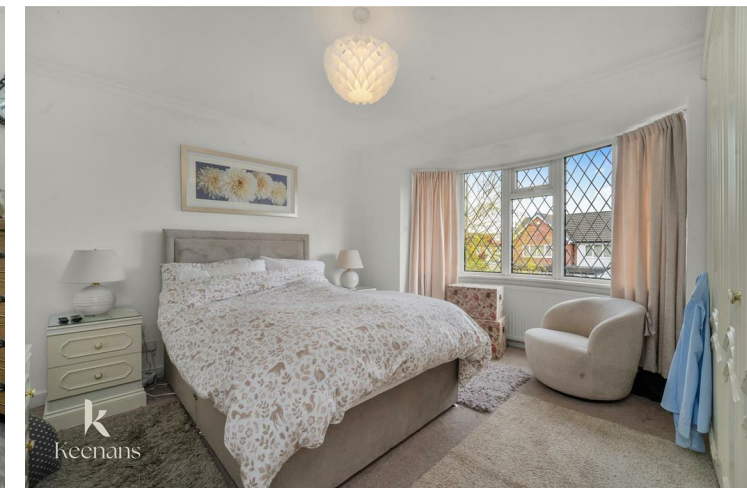
External

Front

Laid to lawn garden with bedding areas and driveway providing off-road parking for one vehicle parked in tandem leading to the integral garage.

Rear

Laid to lawn garden with bedding areas, paved patio and perimeter fencing.



Tel: 01617510340

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