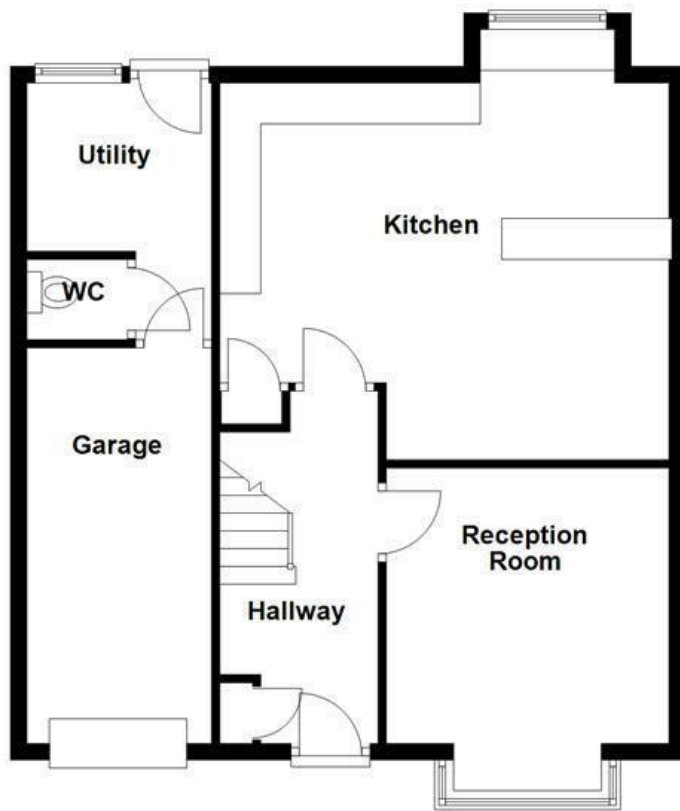


Ground Floor



First Floor



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 72 | 83 |
| (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 | |

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.

Longsight Road, Bury, BLO 9SZ

£350,000

SEMI-DETACHED PROPERTY WITH LOTS OF POTENTIAL

Nestled on Longsight Road in the charming town of Ramsbottom, Bury, this delightful semi-detached house presents an exceptional opportunity for families seeking a spacious and versatile home. Boasting four well-proportioned bedrooms, this property is designed to accommodate the needs of a growing family comfortably.

Upon entering, you will find two inviting reception rooms that offer ample space for relaxation and entertainment. The open-plan kitchen diner is a fantastic feature, providing a sociable area for family meals and gatherings. The integral garage adds practicality, ensuring that storage and parking are never a concern.

The outdoor space is equally impressive, with generously sized gardens that invite you to enjoy the fresh air and sunshine. The double driveway enhances convenience, making it easy for multiple vehicles to park without hassle. The exterior of the property is beautifully presented, creating a welcoming first impression.

Location is key, and this home does not disappoint. It is situated in a highly desirable area, with easy access to local bus routes, schools, and various amenities. Furthermore, the property is well-connected to Bury, Ramsbottom, Bolton, Manchester, and major motorway links, making commuting a breeze.

Longsight Road, Bury, BLO 9SZ

£350,000

 4  2  2  C

- An Envious Semi Detached Property
- Perfect Family Home
- Off Road Parking
- Tenure Leasehold

- Four Bedrooms
- Sought After Location
- EPC Rating C

- Complete Blank Canvas
- Spacious Rooms And Generously Sized Garden
- Council Tax Band D

Ground Floor

Entrance

Composite double glazed frosted door to the hallway.

Hallway

14'1 x 6'4 (4.29m x 1.93m)

Upright central heating radiator, smoke alarm, storage cupboard, wood effect laminate flooring, doors to the reception room, kitchen diner and staircase to the first floor.

Reception Room

13 x 11'4 (3.96m x 3.45m)

UPVC double glazed box window, central heating radiator, coving, two feature wall lights, television point, wood effect laminate flooring.

Kitchen Diner

18'2 x 15'1 (5.54m x 4.60m)

UPVC double glazed box window, UPVC double glazed window, central heating radiator, a range of glossed wall and base units, tiled surface and splash backs, stainless steel double sink and mixer tap, space for fridge freezer, space for oven, plumbing for washing machine, tiled flooring, hardwood stable door to the utility room.

Utility Room

10'3 x 7'5 (3.12m x 2.26m)

UPVC double glazed window, central heating radiator, plumbing for washing machine, Ideal boiler, tiled flooring, doors to the garage, WC and a UPVC double glazed frosted door to the rear.

WC

4'1 x 3'2 (1.24m x 0.97m)

Heated towel rail, a two piece suite comprising of a dual flush WC, wall mounted wash basin with mixer tap, tiled flooring.

First Floor

Landing

8'3 x 6'4 (2.51m x 1.93m)

Loft access, smoke alarm, doors to four bedrooms and bathroom.

Bedroom One

13'7 x 7'11 (4.14m x 2.41m)

UPVC double glazed window, central heating radiator, fitted wardrobes with access to the en suite.

En Suite

7'11 x 5'2 (2.41m x 1.57m)

Two UPVC double glazed frosted windows, a two piece suite comprising of a wall mounted wash basin with mixer tap, dual flush WC, plumbing for a shower, tiled elevations, spotlights, extractor fan, tiled flooring.

Bedroom Two

12'5 x 11'1 (3.78m x 3.38m)

UPVC double glazed window, central heating radiator, fitted wardrobes.

Bedroom Three

11'5 x 11'1 (3.48m x 3.38m)

UPVC double glazed inset box window, central heating radiator, fitted wardrobes.

Bedroom Four

7'10 x 6'5 (2.39m x 1.96m)

UPVC double glazed window, central heating radiator, over staircase storage cupboard.

Bathroom

7'3 x 6'5 (2.21m x 1.96m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, pedestal wash basin with traditional taps, panelled bath with traditional taps and a direct feed over head shower, tiled elevations, tiled flooring.

External

Rear

Enclosed garden with stone chippings, bedding, detached double garage, pond, mature shrubs.

Front

Double driveway with bedding and mature shrubs and access to the garage.



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