



Dow Fold, Bury, BL8 2TW

Offers Over £270,000

THE MOST DESIRABLE TRUE BUNGALOW

Nestled on the tranquil Dow Fold of Bury, this exceptional semi-detached true bungalow offers a perfect blend of comfort and style. Presented to the highest standard, the property boasts immaculate interiors with neutral decoration that creates a warm and inviting atmosphere throughout.

The bungalow features two generously sized double bedrooms, providing ample space for relaxation and rest. The spacious lounge is ideal for entertaining or unwinding after a long day, while the open-plan kitchen diner is perfect for family meals and gatherings. A modern shower room adds to the convenience and appeal of this delightful home.

One of the standout features of this property is the fantastic conservatory extension at the rear, which floods the space with natural light and offers a lovely view of the garden. The impressive plot includes a detached garage, a timber storage shed, and a greenhouse, catering to all your storage and gardening needs. Additionally, there is ample off-road parking, ensuring convenience for you and your guests.

Situated on a quiet cul-de-sac within a highly sought-after estate, this bungalow is ideal for small families or couples looking to move straight in without the need for renovation. With its

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		72
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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- Two Double Bedroom Bungalow
 - Fantastic Conservatory Extension
 - Off Road Parking
 - Tenure - Leasehold
- Spacious Lounge Area
 - Modern Shower Room
 - EPC Rating - E
- Open Plan Kitchen Diner
 - Quiet Cul De Sac Location
 - Council Tax Band - C

Ground Floor

Entrance

UPVC double glazed frosted door to hall.

Hall

10'10 x 9'3 (3.30m x 2.82m)

Central heating radiator, coving, loft access, spotlights, storage cupboard, doors to reception room, kitchen, two bedrooms and shower room.

Reception Room

16'4 x 10'4 (4.98m x 3.15m)

UPVC double glazed window, two central heating radiators, coving, spotlights, brick fireplace, television point.

Kitchen

15'3 x 10'4 (4.65m x 3.15m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units, granite effect surfaces, tiled splashbacks, composite one and a half bowl sink and drainer with mixer tap, integrated electric double high rise oven with four ring electric hob, space for fridge, integrated dishwasher, plumbing for washing machine, coving, under unit lighting, wood effect lino flooring, UPVC double glazed frosted door to rear.

Bedroom One

10'10 x 10'1 (3.30m x 3.07m)

Central heating radiator, coving, fitted wardrobe with integrated mirrors, UPVC double glazing sliding door to conservatory.

Conservatory

15'7 x 7'10 (4.75m x 2.39m)

UPVC double glazing surrounding window, television point, spotlights, UPVC double glazing French doors to rear.

Bedroom Two

10'1 x 9'2 (3.07m x 2.79m)

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

Shower Room

6'9 x 5'5 (2.06m x 1.65m)

UPVC double glazed frosted window, central heating radiator, three piece suite comprising of dual flush WC, pedestal wash basin with mixer tap, double direct feed walk in shower, tiled elevations, PVC ceiling, vinyl flooring.

External

Front

Laid to lawn garden with bedding, mature shrubbery and off road parking.

Rear

Enclosed garden with laid to lawn garden, paving area, bedding areas, timber storage, shed, greenhouse and detached garage.



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