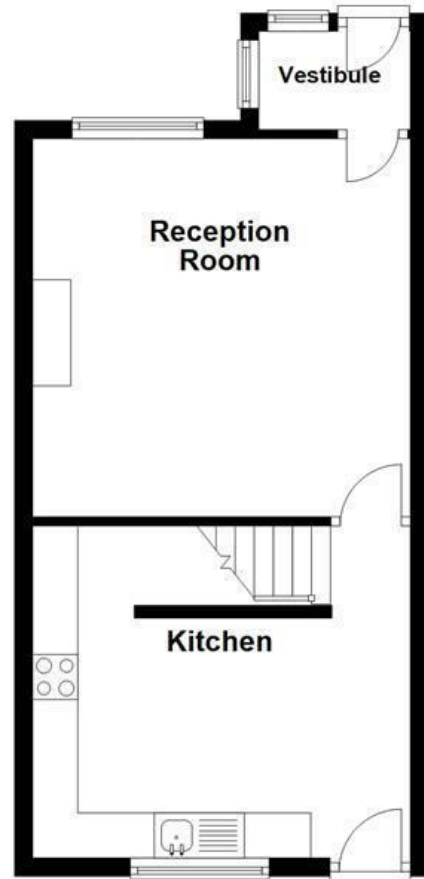
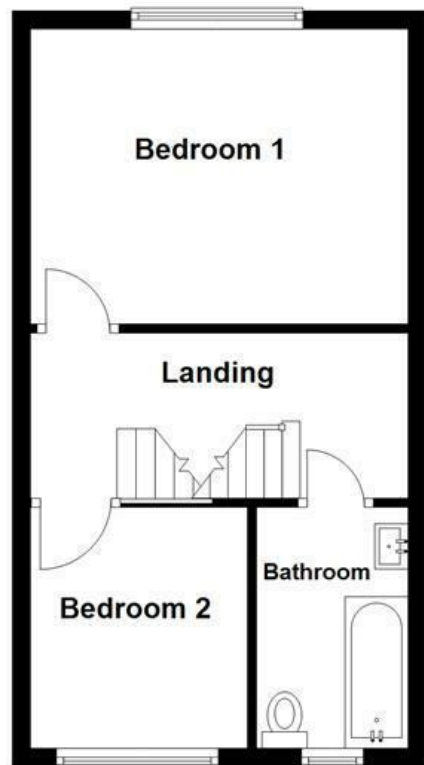


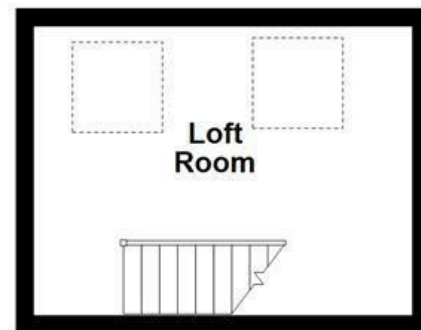
Ground Floor
Approx. 35.4 sq. metres (381.0 sq. feet)



First Floor
Approx. 32.9 sq. metres (354.0 sq. feet)



Second Floor
Approx. 13.8 sq. metres (148.8 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			
(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.

Heaplands, Bury, BL8 4BA

Offers Over £240,000

Nestled in the charming area of Heaplands, Greenmount, Bury, this stunning modern terraced home offers a delightful blend of contemporary living and comfort. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals seeking a stylish abode.

Upon entering, you are greeted by a large, bright kitchen that has been recently renovated to a high standard. The kitchen boasts integrated appliances, ensuring a seamless cooking experience. The open layout flows effortlessly into a spacious reception room, providing an ideal space for relaxation and entertaining guests.

The first floor features two inviting bedrooms, each designed with modern decor that enhances the overall brightness of the home. A fully fitted bathroom completes this level, offering convenience and comfort. For those in need of additional space, a staircase leads to a fully floored loft, which is equipped with two skylights, allowing natural light to flood the area. This versatile space could serve as a home office, playroom, or extra storage.

One of the standout features of this property is the private driveway, a rare find on this street, providing off-road parking for your convenience. The cosy rear garden offers a tranquil retreat, perfect for enjoying the outdoors, while a communal grass garden adds to the appeal of the neighbourhood.

Heaplands, Bury, BL8 4BA

Offers Over £240,000



- Two Bedrooms
- Ready To Move Into
- Low Maintenance Exteriors
- Council Tax Band B
- Additional Loft Room
- Viewing Essential
- Tenure: Freehold
- Modern Throughout
- Off Road Parking
- EPC Rating TBC

Entrance

Kitchen

13'9 x 12'1 (4.19m x 3.68m)

UPVC double glazed window, spot lights, wooden laminate flooring, marble effect work top, wood panelled wall and base units, double stainless steel sink with mixer tap, integrated cooker, washing machine, dishwasher, fridge/freezer, four ring electric hob, stairs to first floor.

Reception Room

13'9 x 13'9 (4.19m x 4.19m)

UPVC double glazed window, central heating radiator, television point, frosted PVC door to vestibule, coven, rose light.

Vestibule

3'7 x 5'6 (1.09m x 1.68m)

UPVC double glazed window, door to garden.

First Floor

Landing

Doors to bedroom one, two and bathroom, stairs to loft.

Bathroom

5 x 8'9 (1.52m x 2.67m)

UPVC double glazed window, central heating radiator, dual flush toilet, pedestal sink with mixer tap, bath with direct feed shower.

Bedroom One

10'6 x 14'3 (3.20m x 4.34m)

UPVC double glazed window, central heating radiator.

Bedroom Two

8'9 x 7'7 (2.67m x 2.31m)

UPVC double glazed window, central heating radiator.

Loft Room

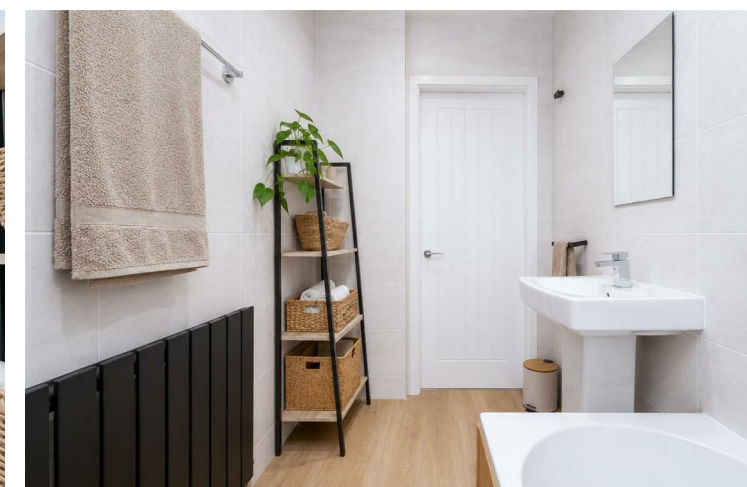
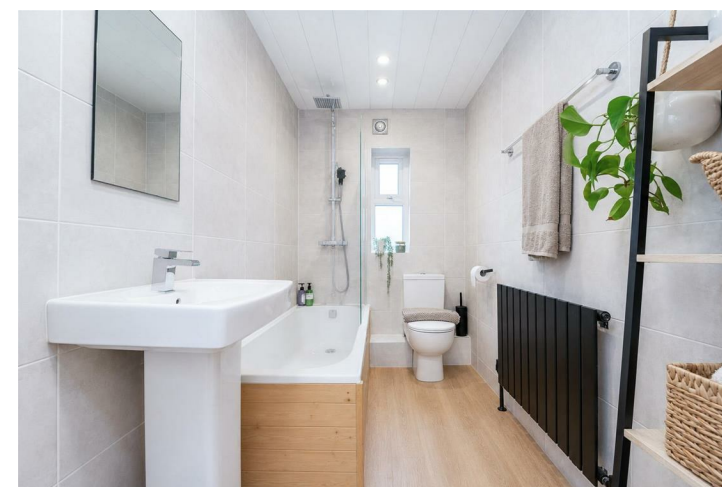
14'2 x 10'6 (4.32m x 3.20m)

Velux windows.

External

Front

Rear



Tel: 01617510340

www.keenans-estateagents.co.uk