



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(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.

Stockton Drive, Bury, BL8 1UQ

Offers Over £300,000

STUNNING THREE BEDROOM PROPERTY IN SOUGHT AFTER LOCATION

Welcome to this outstanding semi-detached family home located on the desirable Stockton Drive in Bury. This property has been fully renovated and is presented to the highest standard, making it an ideal choice for families seeking a modern and stylish living space.

Upon entering, you will be greeted by an enviable open plan living area that seamlessly combines comfort and elegance. The outstanding kitchen is a true highlight, featuring modern fixtures and fittings that cater to both functionality and aesthetics. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining.

With three generously sized bedrooms, this home offers plenty of room for family members or guests. Every detail has been carefully considered, resulting in stylish interiors that create a warm and inviting atmosphere.

The exterior of the property is equally impressive, featuring a generously sized garden that is perfect for outdoor activities or simply enjoying the fresh air. Additionally, there is a detached garage and ample off-road parking, making this home both practical and convenient.

Stockton Drive, Bury, BL8 1UQ

Offers Over £300,000

 3  1  2  D

- Exquisite Semi Detached Property
- Modern Fitted Kitchen and Separate Utility Room
- Off Road Parking and Garage
- EPC Rating: D
- Three Bedrooms
- Presented to Highest Standard Throughout
- Tenure: Leasehold
- Three Piece Bathroom Suite
- Enclosed Rear Garden
- Council Tax Band: C

Ground Floor

Entrance Hall

5'8 x 4'2 (1.73m x 1.27m)

UPVC double glazed frosted entrance door, central heating radiator, wood effect Karndeian flooring, stairs to first floor and oak single glazed double doors to reception room one.

Reception Room One

13'7 x 12'6 (4.14m x 3.81m)

UPVC double glazed inset bay window, central heating radiator, electric fire with granite and tiled fireplace, integrated alcove storage, feature wall light, TV point, wood effect Karndeian flooring and open access to reception room two.

Reception Room Two

10'4 x 8'1 (3.15m x 2.46m)

Central heating radiator, wood effect Karndeian flooring, oak door to WC and open access to kitchen/dining area.

WC

7'1 x 5'1 (2.16m x 1.55m)

Spotlights, dual flush WC, vanity top wash basin with mixer tap, extractor fan, integrated linen cupboard, Ariston boiler, tiled elevations and wood effect Karndeian flooring.

Kitchen/Dining Area

15'6 x 8'10 (4.72m x 2.69m)

UPVC double glazed window, Velux window, central heating radiator, spotlights, range of panelled wall and base units with solid oak worktops, tiled splashback, Belfast sink with high spout mixer tap, integrated electric double oven with four ring induction hob and extractor hood, plumbing for dishwasher, breakfast bar, integrated storage, wood effect Karndeian flooring, open access to utility room and UPVC double glazed French door to rear.

Utility Room

7' x 6'8 (2.13m x 2.03m)

UPVC double glazed window, spotlights, panelled wall and base units with solid oak worktops, space for fridge freezer, integrated wine cooler, plumbing for washing machine, space for dryer and wood effect Karndeian flooring.

First Floor

Landing

8'1 x 6'4 (2.46m x 1.93m)

UPVC double glazed window, loft access, smoke alarm, doors to three bedrooms and bathroom.

Bedroom One

14'8 x 9'2 (4.47m x 2.79m)

UPVC double glazed window, central heating radiator, fitted wardrobes and dressing table.

Bedroom Two

11' x 9'2 (3.35m x 2.79m)

UPVC double glazed window, central heating radiator and wood panel elevation.

Bedroom Three

9'6 x 6'9 (2.90m x 2.06m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bathroom

6'4 x 6' (1.93m x 1.83m)

UPVC double glazed frosted window, heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and direct feed shower overhead, PVC panelling to ceiling, tiled elevations and tiled flooring.

External

Rear

Enclosed garden with laid to lawn, paving, bedding areas and access to garage.

Front

Laid to lawn garden, bedding areas and concrete imprinted drive leading to garage.



Tel: 01617510340

www.keenans-estateagents.co.uk