



Bury Old Road, Manchester, M25 3DF
Offers Over £300,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	66	85
(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.

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 3  1  2  D

- Immaculate Semi Detached Property
 - Modern Fitted Kitchen
 - Off Road Parking
 - EPC Rating D
- Three Bedrooms
 - Complete Blank Canvas
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Spacious Gardens to Front and Rear
 - Council Tax Band B

Ground Floor

Entrance Porch

6'7 x 4'9 (2.01m x 1.45m)
UPVC double glazed frosted front door, three UPVC double glazed frosted windows, tiled flooring and UPVC double glazed frosted door to hall.

Hall

9'11 x 9'7 (3.02m x 2.92m)
Central heating radiator, meter cupboard, doors leading to two reception rooms, kitchen and stairs to first floor.

Reception Room One

12'0 x 11'0 (3.66m x 3.35m)
UPVC double glazed bay window, central heating radiator and gas fire with marble surround and hearth.

Reception Room Two

13'4 x 12'0 (4.06m x 3.66m)
Central heating radiator and UPVC double glazed French doors to rear.

Kitchen

11'9 x 9'11 (3.58m x 3.02m)
UPVC double glazed window, central heating radiator, range of panelled wall and base units with granite effect work surfaces, stainless steel sink and drainer with mixer tap, integrated oven with four ring electric hob and extractor hood, plumbing for washing machine, wood effect lino flooring, under stairs storage and UPVC door to rear.

First Floor

Landing

8'8 x 2'8 (2.64m x 0.81m)
UPVC double glazed frosted window, loft access, doors leading to three bedrooms, bathroom and storage.

Bedroom One

12'6 x 12'0 (3.81m x 3.66m)
UPVC double glazed window and central heating radiator.

Bedroom Two

12'0 x 10'9 (3.66m x 3.28m)
UPVC double glazed window, central heating radiator and picture rail.

Bedroom Three

9'11 x 6'2 (3.02m x 1.88m)
UPVC double glazed window and central heating radiator.

Bathroom

6'9 x 5'2 (2.06m x 1.57m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, PVC panelled elevations and wood effect lino flooring.

External

Rear

Enclosed garden with laid to lawn, paving and mature shrubbery.

Front

Laid to lawn, enclosed hedges and gated driveway with paving.



Tel: 01617510340

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