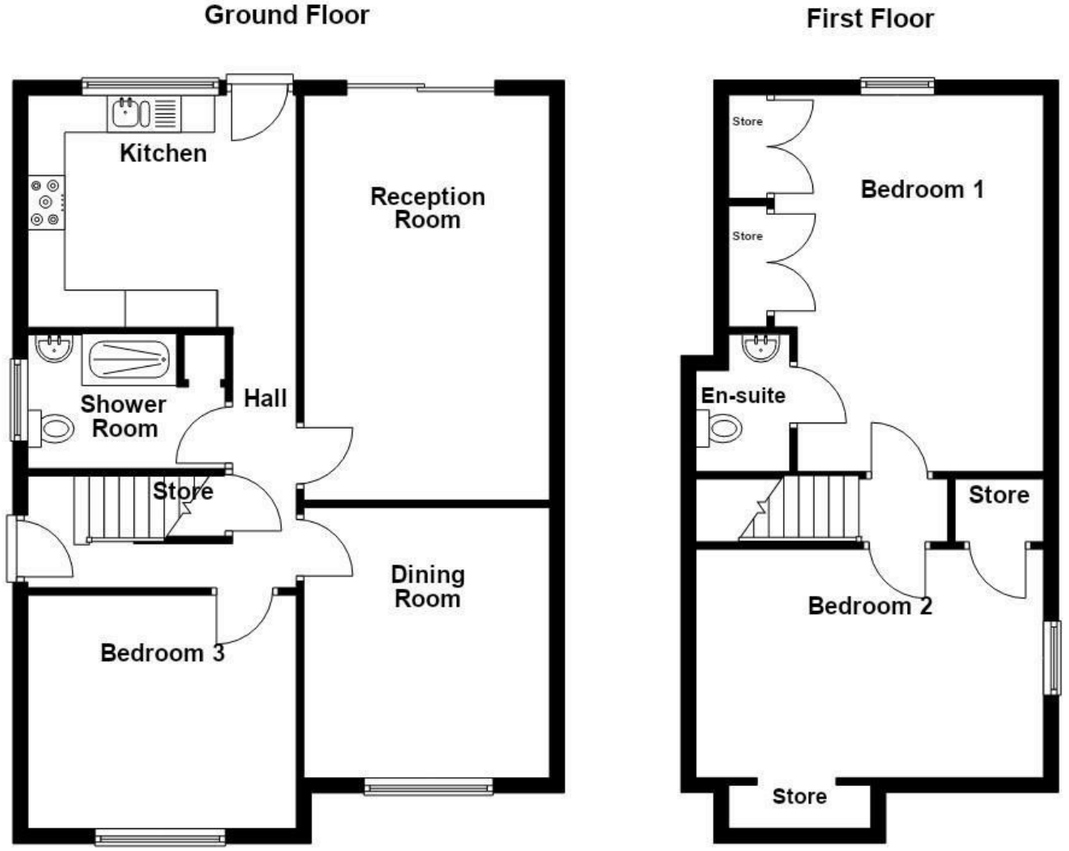
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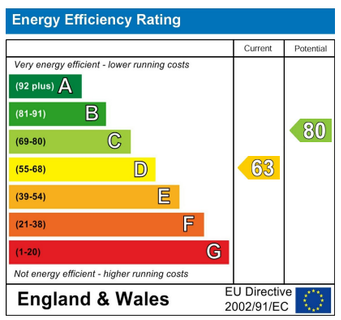
Total area: approx. 110.3 sq. metres (1187.5 sq. feet)











Woodgate Avenue, Bury, BL9 7RU

Offers Over £300,000

AN IDYLLIC DETACHED FAMILY HOME

Nestled on the charming Woodgate Avenue in Bury, this exquisite detached bungalow presents an exceptional opportunity for families seeking a comfortable and convenient lifestyle. Boasting three spacious double bedrooms, this property is designed to accommodate the needs of modern living. The two inviting reception rooms provide ample space for relaxation and entertainment, while the contemporary kitchen is perfect for culinary enthusiasts.

The bungalow features a modern shower room and an en suite WC attached to the main bedroom, ensuring privacy and convenience for all residents. Outside, the beautifully maintained gardens offer a serene retreat, ideal for enjoying the outdoors. Additionally, the property benefits from off-road parking and a garage, providing practical solutions for your storage and vehicle needs.

Situated in a prime location, this home is just a stone's throw away from Fairfield General Hospital and is conveniently close to Bury town centre. With excellent transport links to Rochdale, Manchester, and major motorways, commuting and exploring the surrounding areas is effortless.

This property is truly not to be missed, offering the perfect canvas for any potential buyer to add their personal touch. With stunning views over to Manchester, this bungalow is an ideal family home that combines comfort, style, and convenience in one delightful package.

For further information or to arrange a viewing please contact our Bury branch at your earliest convenience.

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.

2 The Rock, Bury, BL9 0AD
Tel: 01617510340 | Email: bury@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

Woodgate Avenue, Bury, BL9 7RU

Offers Over £300,000

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- Detached Property
- Spacious Reception Rooms
- Off Road Parking & Garage
- EPC Rating C
- Three Bedrooms
- En Suite To Main Bedroom
- Leasehold
- Fitted Kitchen
- Front & Rear Gardens
- Council Tax Band E

Ground Floor

Entrance

UPVC double glazed frosted leaded door to the hall.

Hall

11'11 x 11'11 (3.63m x 3.63m)

Central heating radiator, under staircase storage cupboard, wood effect laminate flooring, doors to the reception room, dining room, open to the kitchen and doors to a bedroom, shower room and a staircase to the first floor.

Reception Room

17'11 x 10'11 (5.46m x 3.33m)

Central heating radiator, coving, dado rail, electric living flame fire with a marble hearth and surround, television point, wood effect laminate flooring, UPVC double glazed sliding door to the rear.

Dining Room

12 x 10'11 (3.66m x 3.33m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring.

Kitchen

11'11 x 10'3 (3.63m x 3.12m)

UPVC double glazed window, central heating radiator, a range of panelled wall and base units, wood effect surface, composite one and a half sink and drainer with mixer tap, a three door Cookmaster range cooker with a five ring gas hob, integrated extractor hood, integrated fridge freezer, dishwasher and washing machine, slate effect vinyl flooring, UPVC double glazed frosted door to the rear.

Bedroom Three

11'11 x 10'4 (3.63m x 3.15m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring.

Shower Room

8'9 x 5'11 (2.67m x 1.80m)

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a double direct feed rainfall shower enclosure with rinse head, pedestal wash basin with traditional taps, dual flush WC, tiled elevations, PVC panelled elevations, inset shelving, PVC panelling to the ceiling, spotlights, wood effect laminate flooring.

First Floor

Landing

4'3 x 2'10 (1.30m x 0.86m)

Wood effect laminate flooring, doors to bedroom one and bedroom two.

Bedroom One

16'6 x 10'2 (5.03m x 3.10m)

UPVC double glazed window, central heating radiator, fitted wardrobes, wood effect laminate flooring and access to the en suite.

En Suite

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

A two piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, feature wall light, wood effect Lino flooring.

Bedroom Two

15'6 x 10'1 (4.72m x 3.07m)

UPVC double glazed window, central heating radiator, loft hatch, open to the walk in wardrobe.

Walk in Wardrobe

6'5 x 2'11 (1.96m x 0.89m)

External

Front

Laid to lawn garden with bedding, mature shrubs and access to the garage and off road parking.

Rear

Laid to lawn garden with paving and bedding.

















Tel: 01617510340

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