Keenans











Winifred Avenue, Bury, BL9 7TW

£425,000

IMPRESSIVE FOUR BEDROOM DETACHED HOME - SITUATED ON A CUL DE SAC

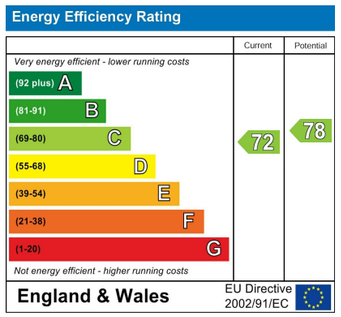
Nestled in the desirable Winifred Avenue, Bury, this stunning detached family home offers an exceptional blend of comfort and style. With four spacious bedrooms and three well-appointed bathrooms, this property is perfect for families seeking both space and convenience.

Upon entering, you are greeted by a welcoming entry hall that leads to two elegant reception rooms, ideal for entertaining guests or enjoying quiet family evenings. The ground floor also features a well-equipped kitchen, a practical utility room, and a charming sunroom that invites natural light and provides a lovely view of the private rear garden. A convenient WC completes the ground floor layout, ensuring ease for both residents and visitors.

Upstairs, the master bedroom boasts its own ensuite bathroom, providing a private sanctuary for relaxation. The three additional double bedrooms are generously sized, offering ample space for family members or guests, and are served by a stylish family bathroom.

Outside, the property benefits from a driveway that accommodates multiple vehicles, ensuring parking is never a concern. The private rear garden is a delightful retreat, featuring a composite decking area that is perfect for alfresco dining or simply enjoying the outdoors.

This remarkable home combines modern living with a tranquil setting, making it an ideal choice for those looking to settle in a welcoming community. Don't miss the opportunity to make this beautiful property your own.



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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- Tenure Leasehold
- Off Road Parking For Numerous Vehicles
- Living Room Space Flowing Into The Garden Room
- Easy Access To Major Commuter Routes
- Council Tax Band E
- Four Well Proportioned Bedrooms
- Sought After Location
- EPC Rating C
- Two Bathrooms And Downstairs WC For Convenience
- Enviable Garden Space

Ground Floor

Entrance Vestibule

5'2 x 3'8 (1.57m x 1.12m)

UPVC door, UPVC double glazed window, tiled floor and door to hall.

Hall

6' x 4'8 (1.83m x 1.42m)

Doors to two reception rooms, stairs to first floor and LVT flooring.

Reception Room One

25'3 x 12'2 (7.70m x 3.71m)

UPVC double glazed window, two upright central heating radiators, wall mounted gas fire, open access to kitchen and open to garden room, LVT flooring.

Family Room/Bedroom Five

17'1 x 8'9 (5.21m x 2.67m)

UPVC double glazed window, upright electric heating radiator, spotlights, storage and LVT flooring.

Kitchen

10'5 x 9'5 (3.18m x 2.87m)

UPVC double glazed window, wall and base units, granite work top and upstand, Belfast sink with mixer tap and draining ridges, double oven in a high rise unit, four ring gas hob, granite splash back, extractor hood, integrated dishwasher, door to utility and LVT flooring.

Utility

6'4 x 5'4 (1.93m x 1.63m)

Plumbing for washing machine, dryer, space for American style fridge freezer, LVT flooring, doors to WC and rear garden.

WC

5'4 x 3'2 (1.63m x 0.97m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap and tiled splash back, LVT flooring.

Garden Room

9'1 x 9' (2.77m x 2.74m)

UPVC double glazed double doors, UPVC double glazed windows, spotlights and LVT flooring.

First Floor

Landing

9'8 x 6'1 (2.95m x 1.85m)

Doors to four bedrooms and bathroom.

Bedroom One

11'2 x 9'3 (3.40m x 2.82m)

Door to inner landing and open to bedroom and door to en suite, two UPVC double glazed windows, central heating radiator and built in wardrobes.

En Suite

6' x 5'8 (1.83m x 1.73m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, shaving point, enclosed direct feed shower, tiled elevation and tiled floor.

Bedroom Two

11'7 x 9'3 (3.53m x 2.82m)

UPVC double glazed window, central heating radiator and built in drawers.

Bedroom Three

8'8 x 8'7 (2.64m x 2.62m)

UPVC double glazed window and central heating radiator.

Bedroom Four

8'8 x 8'6 (2.64m x 2.59m)

UPVC double glazed window and central heating radiator.

Bathroom

6' x 5'4 (1.83m x 1.63m)

UPVC double glazed window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, tiled panel bath with mixer tap, overhead direct feed shower with rinse head, spotlights, tiled elevation and tiled floor.

External

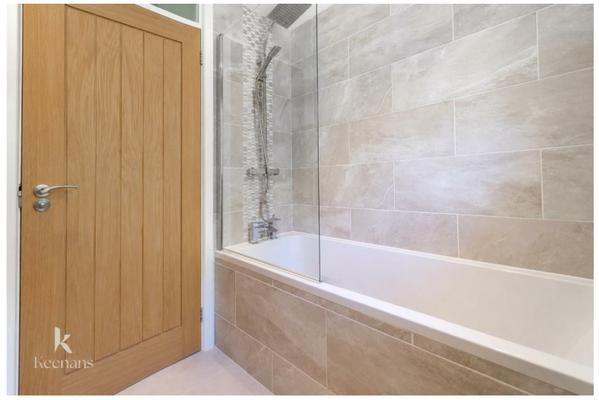
Front

Block paved drive, bedding areas with mature shrubs and trees.

Rear

Enclosed elevated laid to lawn garden, composite decking, block paved area, bedding areas with mature shrubbery.







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