Keenans

Great Hey House, Church Lane, Bury, BLO OQL

£495,000

AN OUTSTANDING SEMI DETACHED FAMILY HOME ON AN IMPRESSIVE PLOT WITHIN A GATED COMMUNITY

Nestled in the picturesque Church Lane, Edenfield, this exquisite semi-detached family home offers a unique blend of comfort and elegance within a secure gated community. With panoramic views of the surrounding woodland and countryside, this property is a true haven for those who appreciate nature and tranquillity.

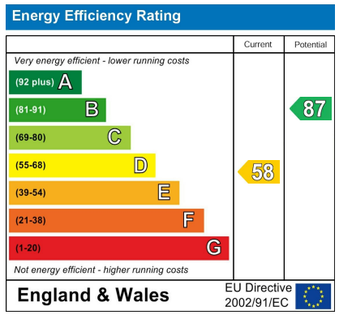
As you step inside, you will be greeted by spacious rooms adorned with neutral décor that beautifully complements the enviable original features throughout. The home boasts three generously sized bedrooms, providing ample space for family or guests. Additionally, there are three inviting living areas, perfect for relaxation or entertaining. The fantastic cellar space adds further versatility, allowing for storage or potential development.

The outdoor space is equally impressive, featuring breath-taking gardens that invite you to enjoy the beauty of the outdoors. The property benefits from private entry and ample off-road parking, ensuring convenience and security for you and your family.

Situated in the highly sought-after Edenfield area, this home is conveniently located near the vibrant towns of Rossendale, Ramsbottom, Bury, Manchester. This prime location offers easy access to a variety of amenities, schools, and transport links, making it an ideal choice for families and couples alike.

In summary, this immaculate property is ready for you to move straight in and start creating cherished memories. With its stunning views, spacious interiors, and beautiful gardens, it truly represents the perfect family home. Don't miss the opportunity to make this enchanting residence your own.

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



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- Three Bedroom Semi Detached Family Home
- Stunning Countryside And Woodland Views
- Ample Off Road Parking Available
- Tenure - Freehold
- Three Versatile Reception Areas
- Beautiful Gardens On An Impressive Plot
- EPC Rating - D
- Fantastic Cellar Space
- Exclusive Gated Community Location
- Council Tax Band - E

Ground Floor

Entrance

Composite double glazed front door to porch.

Porch

9'11 x 3'9 (3.02m x 1.14m)

UPVC double glazed window, central heating radiator, wood effect vinyl flooring, hardwood single glazed door to dining room.

Dining Room

14'6 x 13'10 (4.42m x 4.22m)

UPVC double glazed window, central heating radiator, exposed beams, cast iron multi fuel burner with stone hearth and oak mantle, alcove storage, door to stairs that lead to cellar, door to hall, open to kitchen.

Kitchen

9 x 8'10 (2.74m x 2.69m)

Two UPVC double glazed windows, chrome heated towel rail, range of black high gloss wall and base units, oak surfaces, tiled splashbacks, stainless steel sink and drainer with mixer tap, integrated electric double oven with four ring induction hob and extractor hood, integrated fridge, plumbing for washing machine, under unit lighting, spotlights, tiled flooring.

Hall

18'3 x 4'3 (5.56m x 1.30m)

Central heating radiator, coving, doors to conservatory and reception room, stairs to first floor.

Reception Room

14'6 x 13'10 (4.42m x 4.22m)

Two UPVC double glazed windows, central heating radiator, coving, five feature wall lights, electric fire with tiled hearth and surround and oak mantle. alcove storage and television stand, television point.

Conservatory

7'7 x 6'6 (2.31m x 1.98m)

UPVC double glazed window, Velux window, electric heater, two feature wall lights, wood effect laminate flooring, composite double glazed door to rear.

Lower Ground Floor

Cellar One

17'6 x 6'3 (5.33m x 1.91m)

two lights, hot water tank, inset shelving, open to cellar two.

Cellar Two

13'8 x 6'10 (4.17m x 2.08m)

Central heating radiator, boiler, power.

First Floor

Landing

18'10 x 9'11 (5.74m x 3.02m)

Hardwood double glazed picture window, coving, three feature wall lights, smoke alarm, loft hatch, hardwood doors to three bedrooms and bathroom.

Bedroom One

14'9 x 14 (4.50m x 4.27m)

UPVC double glazed window, central heating radiator, coving.

Bedroom Two

13'10 x 11'2 (4.22m x 3.40m)

UPVC double glazed window, central heating radiator, fitted wardrobes, hardwood flooring.

Bedroom Three

10'6 x 7'8 (3.20m x 2.34m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobes.

Bathroom

10'6 x 5'2 (3.20m x 1.57m)

UPVC double glazed window, chrome heated towel rail, three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap and a panelled bath with traditional taps with a direct feed shower, LED mirror, tiled elevations and tiled flooring.

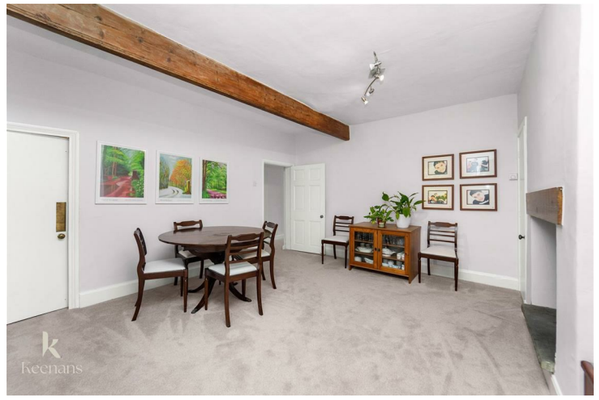
External

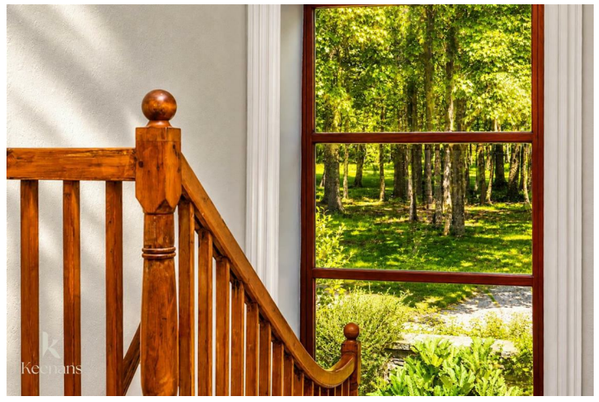
Rear

Wraparound laid to lawn garden with paving areas, bedding areas, rockery, mature shrubbery and stone chippings.

Front

Stone chip driveway, paving and bedding areas.





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