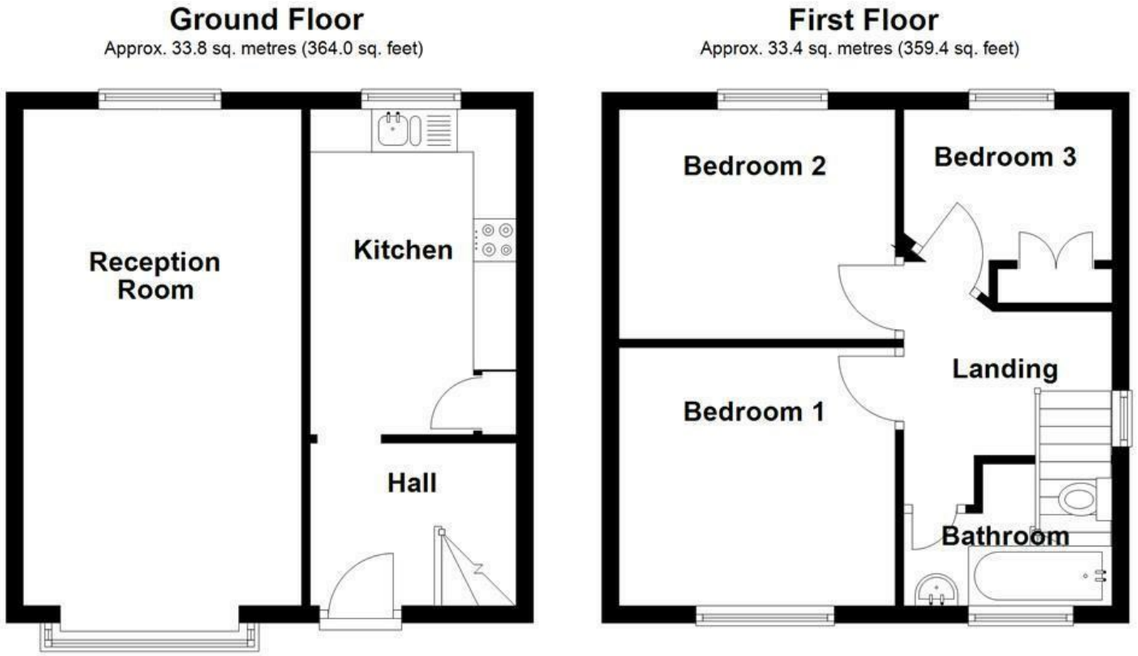
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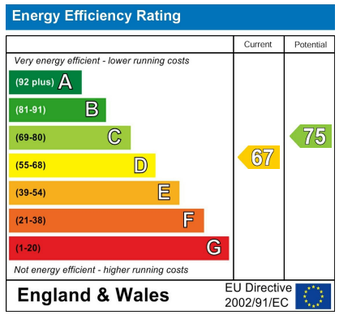












Lincoln Drive, Bury, BL9 9DF

Offers Over £199,950

THREE BED SEMI DETACHED HOUSE NOT TO BE MISSED

Situated on Lincoln Drive in the charming town of Bury, this delightful semi detached house offers a perfect blend of comfort and convenience. As you approach the property, you are greeted by a large front garden, providing an inviting outdoor space that is ideal for relaxation or entertaining guests.

Upon entering, you will find a welcoming entrance hall that leads to a spacious reception room, perfect for family gatherings or quiet evenings in. The well-appointed kitchen is easily accessible from the hall, making meal preparation a breeze. The thoughtful layout of the ground floor ensures a seamless flow between the living spaces.

Venturing to the first floor, you will discover three generously sized bedrooms, each offering ample natural light and a cosy atmosphere. The fully fitted bathroom on this level is designed for both functionality and comfort.

This semi-detached home is not only well-situated in a friendly neighbourhood but also provides easy access to local amenities, schools, and transport links. Whether you are a first-time buyer or looking for a family home, this property presents an excellent opportunity to create lasting memories in a lovely setting. Don't miss the chance to make this charming house your new home.

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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Offers Over £199,950

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- Tenure Leasehold
- On Street Parking
- Bursting With Potential With Viewing Essential
- Easy Access To Major Commuter Routes
- Council Tax Band B
- Three Well Proportioned Bedrooms
- Ideal Family Home With A Blank Canvas To Put Your Own Stamp On It
- EPC Rating D
- Fitted Kitchen And Three Piece Bathroom Suite
- Enviable Garden Space

Ground Floor

Entrance
UPVC double glazed door to hall.

Hall
7'11 x 6'6 (2.41m x 1.98m)

UPVC double glazed frosted window, central heating radiator, glass panelled doors to reception room and kitchen, stairs to first floor.

Reception Room
19'1 x 10'8 (5.82m x 3.25m)

UPVC double glazed box window, UPVC double glazed window, central heating radiator, coving, radiant gas fire with marble hearth.

Kitchen
10'10 x 7'10 (3.30m x 2.39m)

UPVC double glazed window, wall and base units, granite effect work top, stainless steel one and a half sink and drainer with mixer tap, oven, four ring gas hob, tiled splash back, plumbed for washing machine, space for fridge freezer and wood panelling to ceiling.

First Floor

Landing
Doors to three bedrooms and bathroom.

Bedroom One
11'1 x 10'3 (3.38m x 3.12m)

UPVC double glazed window and central heating radiator.

Bedroom Two
10'8 x 8'10 (3.25m x 2.69m)

UPVC double glazed window and central heating radiator.

Bedroom Three
7'5 x 8'10 (2.26m x 2.69m)

UPVC double glazed window and central heating radiator.

Bathroom
7'11 x 3'10 (2.41m x 1.17m)

UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin, panelled bath with electric feed shower, part tiled elevation and electric heater.

External

Enclosed laid to lawn gardens, paving, hedges and bedding areas with shrubbery.










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