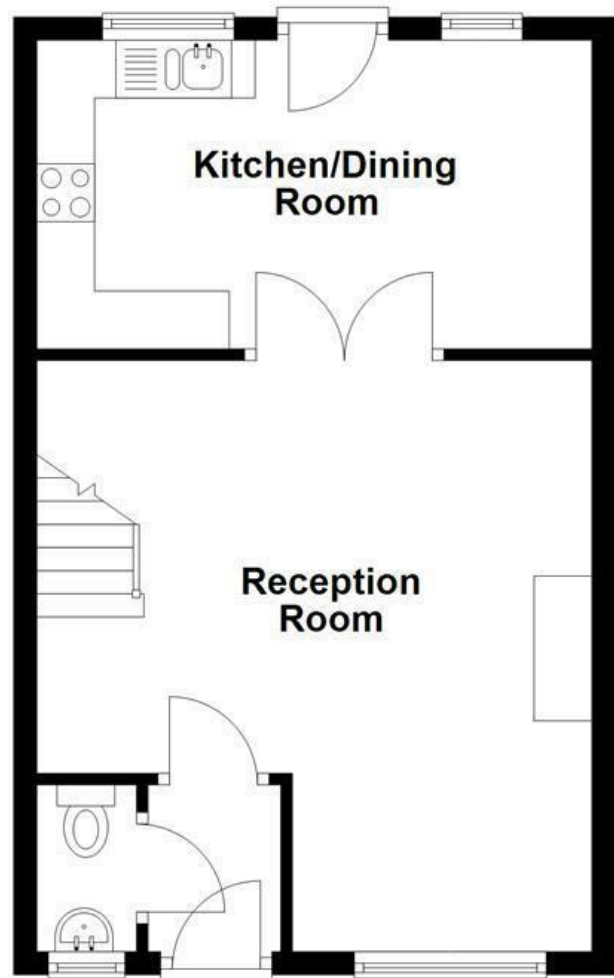
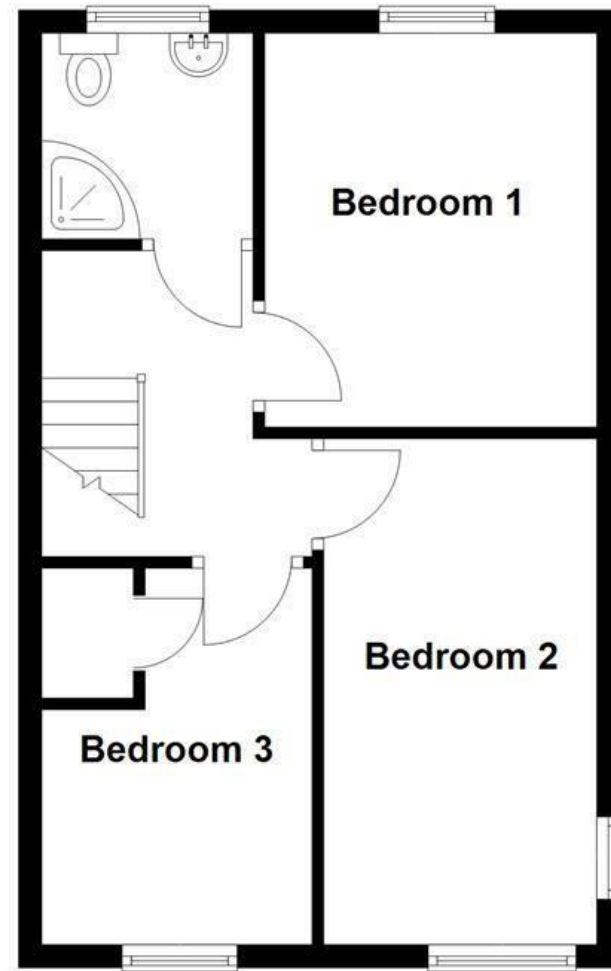


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	80
(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.

## Maple Avenue, Bury, BL9 7PX

### Offers Over £230,000

THREE BED SEMI-DETACHED HOME - ALSO AVAILABLE UNDER 50% OWNERSHIP SCHEME AT DISCOUNTED PRICE

Welcome to this charming semi-detached house located on Maple Avenue in Bury, an ideal choice for families or first-time buyers seeking a comfortable and inviting home. As you enter, you are greeted by a spacious entry hall that features a convenient WC and provides access to the reception room. This well-proportioned reception room is perfect for relaxation and entertaining, complete with stairs leading to the first floor and doors that open into the kitchen.

The kitchen is a delightful space, boasting a dining area that is perfect for family meals. It is equipped with built-in appliances and offers direct access to the large rear garden, making it an excellent spot for outdoor gatherings and play.

Upstairs, you will find three generously sized bedrooms, providing ample space for family members or guests. The bathroom on this level is well-appointed, ensuring comfort and convenience for all.

The property also benefits from a large rear garden, ideal for children to play or for gardening enthusiasts to cultivate their green thumbs. Additionally, there is a driveway at the front of the

# Maple Avenue, Bury, BL9 7PX

## Offers Over £230,000

 3  2  1  C

- Three Bedrooms
- Ideal Family Home
- Council Tax Band B
- Tenure: Leasehold
- Semi-detached Home
- Low Maintenance Rear Garden
- EPC Rating C
- Neutral Modern Decor
- Popular Location
- Parking: Off-road on Driveway

### Ground Floor

#### Entrance

UPVC frosted door leading to the hallway

#### Hallway

4'7 x 3'9 (1.40m x 1.14m)

Central heating radiator, alarm panel, doors leading to reception room one and WC.

#### WC

5'10 x 2'10 (1.78m x 0.86m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin.

#### Reception Room One

16'9 x 15'9 (5.11m x 4.80m)

UPVC double glazed window, two central heating radiators, gas fire with decorative surround, wooden effect flooring, stairs to the first floor, door to kitchen.

#### Kitchen

15'8 x 8'9 (4.78m x 2.67m)

UPVC double glazed window, central heating radiator, wall and base units with laminate work surfaces, oven with four ring hob, extractor fan, stainless steel sink with draining board and mixer taps, space for a washing machine and fridge, spotlights, two feature wall lights, partial tiled flooring, partial wood effect flooring, UPVC double glazed door to rear garden.

### First Floor

#### Landing

Doors leading to three bedrooms and bathroom.

#### Bedroom One

14'5 x 7'9 (4.39m x 2.36m)

UPVC double glazed window, central heating radiator, television point.

#### Bedroom Two

11'2 x 9'4 (3.40m x 2.84m)

UPVC double glazed window, central heating radiator.

#### Bedroom Three

10'8 x 7'6 (3.25m x 2.29m)

UPVC double glazed window, central heating radiator, fitted storage.

### Shower Room

6'10 x 5'10 (2.08m x 1.78m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer taps, walk in direct feed shower, spotlights, extractor fan, wood effect flooring.

### Exterior

#### Front

Laid to lawn garden with driveway providing off-road parking.

#### Rear

Artificial turfing with paved patio and bedding areas.



Tel: 01617510340

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