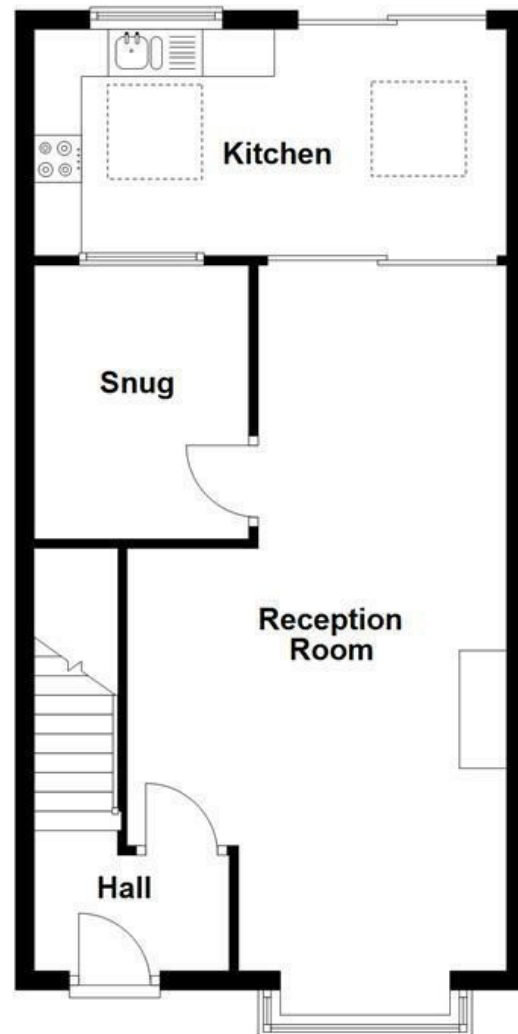
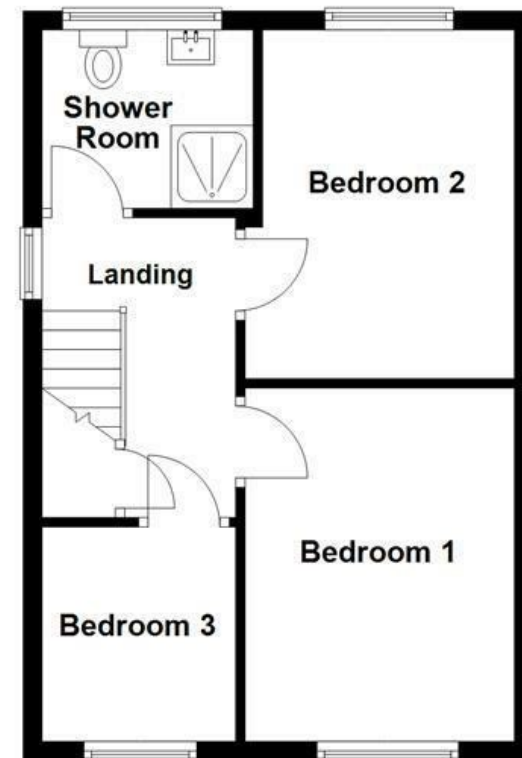


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Ribchester Drive, Bury, BL9 9JT

### Offers Over £240,000

IMMACULATE SEMI DETACHED FAMILY HOME IN BURY - SOLD WITH NO ONWARDS CHAIN

Situated on Ribchester Drive in the charming town of Bury, this delightful house presents an excellent opportunity for families or couples seeking additional space. The property boasts three well-proportioned bedrooms, with two spacious rooms that offer ample storage and comfort. The third bedroom is versatile and could easily be transformed into a functional office space, perfect for those who work from home or require a quiet study area.

Upon entering, you will find a welcoming reception room with space for a dining area, creating a warm and inviting atmosphere. The well-lit kitchen overlooks the rear yard, making it an ideal spot for family gatherings or casual dining. The enclosed yard at the back provides a safe and private outdoor space for children to play or for hosting summer barbecues with friends.

Off-road parking at the front of the property adds to the convenience, ensuring that you have a secure place for your vehicle. The location is particularly advantageous, as it is situated close to local schools and shops, making daily errands and school runs a breeze.

This property is perfect for those looking to settle in a friendly community while enjoying the comforts of a spacious home. Whether you are a growing family or a couple desiring extra room, this house on Ribchester Drive is sure to meet your needs and exceed your expectations. Don't miss the chance to make this lovely house your new home.

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# Ribchester Drive, Bury, BL9 9JT

## Offers Over £240,000

 3  1  1  C

- Immaculate Semi Detached Property
  - Modern Fitted Kitchen
  - Off Road Parking and Garage
  - EPC Rating C
- Three Bedrooms
  - Neutral Decoration Throughout
  - Tenure Freehold
- Three Piece Shower Room
  - Spacious Rear Garden
  - Council Tax Band C

### Ground Floor

#### Entrance Hall

6'0 x 4'0 (1.83m x 1.22m)

UPVC double glazed frosted front door, central heating radiator, smoke detector, wood effect flooring, door to reception room and stairs to first floor.

#### Reception Room

24'7 x 12'9 (7.49m x 3.89m)

UPVC double glazed box window, central heating radiator, living flame gas fire with marble surround and wooden mantel, television point, wood effect flooring, door to snug and UPVC double glazed sliding door to kitchen.

#### Snug

9'7 x 7'6 (2.92m x 2.29m )

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

#### Kitchen

14'8 x 7'11 (4.47m x 2.41m)

UPVC double glazed window, two Velux windows, range of wall and base units with laminate work surfaces, tiled splashback, composite one and a half bowl sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, tiled flooring and UPVC double glazed sliding door to rear.

### First Floor

#### Landing

11'0 x 6'1 (3.35m x 1.85m )

UPVC double glazed frosted window, loft access, doors leading to three bedrooms, shower room and over stairs storage.

#### Bedroom One

12'4 x 9'1 (3.76m x 2.77m)

UPVC double glazed window and central heating radiator.

#### Bedroom Two

12'2 x 9'1 (3.71m x 2.77m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

7'0 x 6'9 (2.13m x 2.06m)

UPVC double glazed window and central heating radiator.

#### Shower Room

6'7 x 6'2 (2.01m x 1.88m )

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, direct feed shower with rinse head, tiled elevations and wood effect flooring.

### External

#### Rear

Enclosed paved garden.

### Front

Laid to lawn, paved driveway and access to garage.

### Garage

17'3 x 8'1 (5.26m x 2.46m)



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