

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	76
(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.

Beechwood Avenue, Bury, BLO OBH

Offers Over £230,000

Nestled on the charming Beechwood Avenue in Ramsbottom, Bury, this delightful house offers a perfect blend of comfort and style. As you step through the entrance hall, you are greeted by a spacious living room to the right, which provides an inviting atmosphere for relaxation and entertainment. The living room seamlessly flows into a sunroom, allowing natural light to flood the space, creating a warm and welcoming environment.

To the left of the entrance hall, you will find a stylish kitchen that is both functional and aesthetically pleasing. This well-designed area is ideal for culinary enthusiasts and family gatherings alike, making it the heart of the home.

The property boasts a thoughtful layout that maximises space and light, ensuring a pleasant living experience. With its prime location in Ramsbottom, residents can enjoy the tranquillity of suburban life while being conveniently close to local amenities and transport links.

This house is a wonderful opportunity for those seeking a comfortable and stylish home in a desirable area. Don't miss the chance to make this charming property your own.

Beechwood Avenue, Bury, BLO OBH

Offers Over £230,000



- EPC Rating C
- Ample Off Road Parking
- Three Piece Shower Room
- Easy Access To Major Commuter Routes
- Council Tax Band A
- Three Well Proportioned Bedrooms
- Ideal Family Home
- Tenure Freehold
- Fitted Kitchen
- Low Maintenance Rear Garden Space

Ground Floor

Entrance

Composite door with frosted window.

Hallway

7'10 x 5'10 (2.39m x 1.78m)

Two UPVC double glazed windows, central heating radiator, alarm, wood effect laminate flooring, stairs to first floor, door to kitchen & reception room.

Kitchen

16'10 x 12'1 (5.13m x 3.68m)

Two UPVC double glazed windows, central heating radiator, boiler, wood effect laminate flooring, marble effect worktop with lighting, gloss wall & base units, double ceramic sink and drain with mixer tap. Integrated AEG cooker, plumbing for washer, space for American fridge, five ring gas hob. PVC double glazed glass door to rear.

Reception Room One

15'11 x 11'11 (4.85m x 3.63m)

UPVC double glazed window, central heating radiator, part marble flooring for fireplace, wooden beam.

Sun Room

11'9 x 9'3 (3.58m x 2.82m)

UPVC double glazed window, PVC door leading to garden, two wall lights, wooden flooring, PVC ceiling.

First Floor

Landing

Loft access (which is boarded with electrics), doors to three bedrooms and bathroom.

Bedroom Three

8'10 x 8 (2.69m x 2.44m)

UPVC double glazed window, central heating radiator.

Bedroom One

15 x 7'7 (4.57m x 2.31m)

UPVC double glazed window, central heating radiator.

Bedroom Two

11'2 x 8'2 (3.40m x 2.49m)

UPVC double glazed window, central heating radiator.

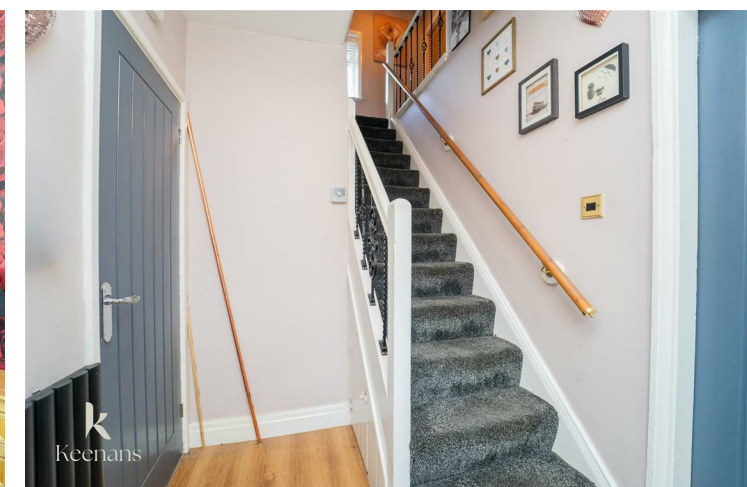
Bathroom

7 x 5'6 (2.13m x 1.68m)

UPVC frosted double glazed window, heated towel rail, spotlights, fully tiled elevations, dual flush toilet, vanity sink, walk-in direct feed shower.

Rear

Rear garden with paved patio and large wooden decking area, summer house. Front paved driveway for multiple cars.



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