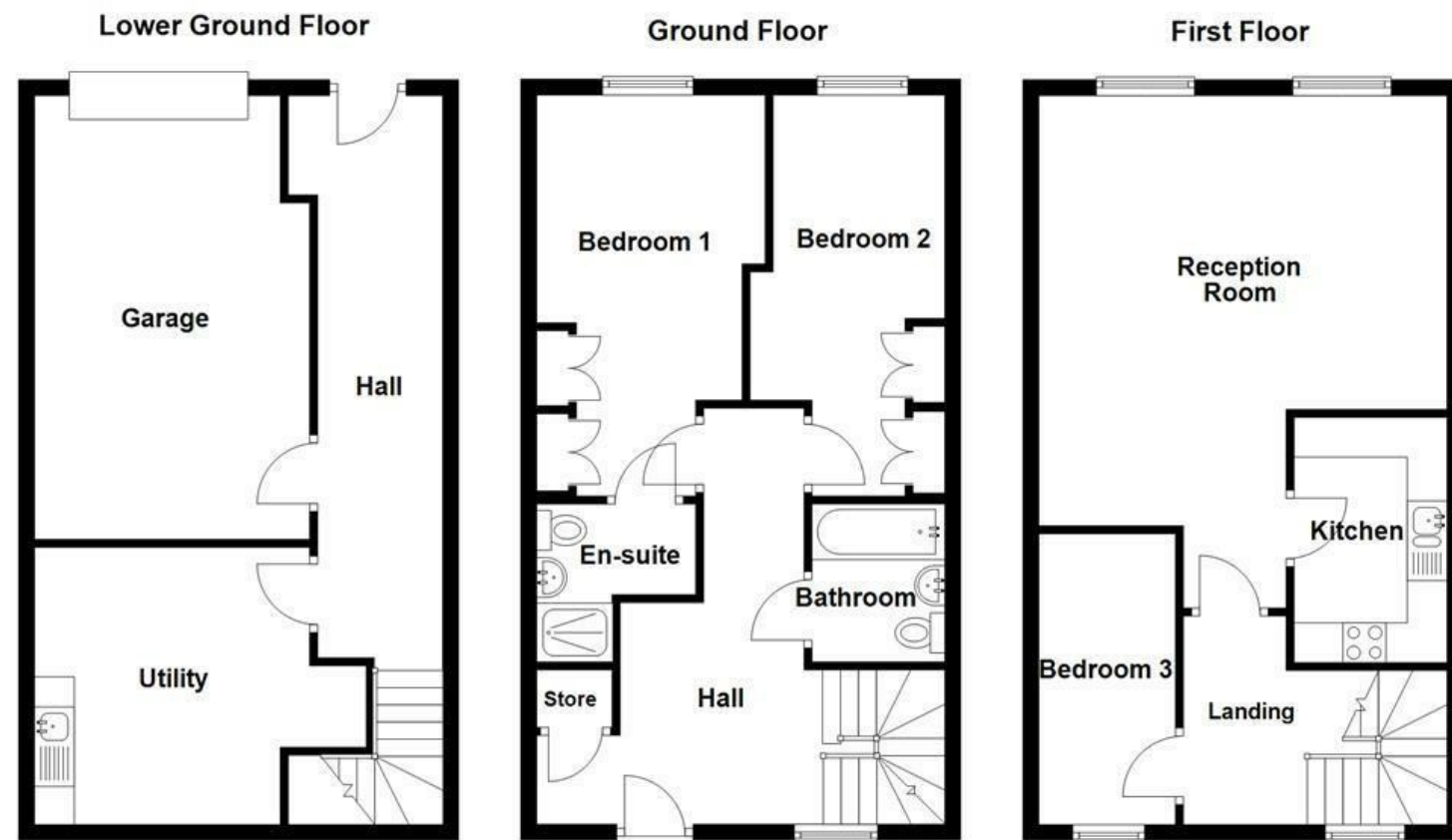




Vale Mill Court, Bury, BL0 0GY

£250,000

THE PERFECT FAMILY HOME

Nestled in the charming Vale Mill Court, Edenfield, this exceptional mid-terraced stone-built house offers a perfect blend of modern living and comfort. Built in 2004, this property boasts an impressive 1,173 square feet of well-designed space, making it an ideal home for a growing family.

Upon entering, you will be greeted by a beautifully presented interior that showcases neutral decoration throughout, allowing for a seamless transition into your personal style. The open-plan living area is both spacious and inviting, perfect for entertaining guests or enjoying family time. With three generously sized bedrooms, there is ample room for everyone to enjoy their own space. The property also features two well-appointed bathrooms, ensuring convenience for all residents.

One of the standout features of this home is the integral garage, providing additional storage or parking options. The property is further enhanced by a double driveway, offering ease of access and ample parking for family and visitors alike.

Situated in a highly desirable location, this home is conveniently close to local schools, bus routes, and village amenities, making daily life both easy and enjoyable. Additionally, major motorway and network links are just a stone's throw away, ensuring that commuting is a breeze.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.

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 3  2  1  D

- Exceptional Townhouse Property
 - Spread Across Three Floors
 - Off Road Parking and Integral Garage
 - EPC Rating D
- Three Bedrooms
 - Ample Living Space
 - Tenure Freehold
- Two Bathrooms
 - Perfect Family Home
 - Council Tax Band C

Ground Floor

Entrance Hall

17'5 x 15'5 (5.31m x 4.70m)
UPVC double glazed frosted front door, UPVC double glazed frosted leaded window, central heating radiator, smoke detector, storage cupboard, doors leading to two bedrooms, bathroom, stairs to lower ground floor and stairs to first floor.

Bedroom One

16'3 x 9'5 (4.95m x 2.87m)
UPVC double glazed window, central heating radiator, television point, fitted wardrobes and door to en suite.

En Suite

6'7 x 6'4 (2.01m x 1.93m)
Central heating radiator, dual flush WC, pedestal wash basin with traditional taps, direct feed shower enclosed, tiled elevations, spotlights, extractor fan and tiled effect lino flooring.

Bedroom Two

16'7 x 7'1 (5.05m x 2.16m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bathroom

6'6 x 5'6 (1.98m x 1.68m)
Central heating radiator, dual flush WC, pedestal wash basin with traditional taps, wood effect panel bath with traditional taps and overhead direct feed shower, tiled elevations, extractor fan and spotlights.

Lower Ground Floor

Hall

29'6 x 4'10 (8.99m x 1.47m)
Central heating radiator, meter cupboard, wood effect laminate flooring, doors leading to utility, garage and UPVC double glazed frosted door to rear.

Utility

12'1 x 11'5 (3.68m x 3.48m)
Central heating radiator, range of wood effect wall units with wood effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, plumbing for washing machine and extractor fan.

Garage

17'2 x 11'4 (5.23m x 3.45m)

First Floor

Landing

9'7 x 8'7 (2.92m x 2.62m)
UPVC double glazed leaded window, loft access, smoke detector, doors leading to reception room and bedroom three.

Bedroom Three

12'0 x 5'8 (3.66m x 1.73m)
UPVC double glazed leaded window and central heating radiator.

Reception Room

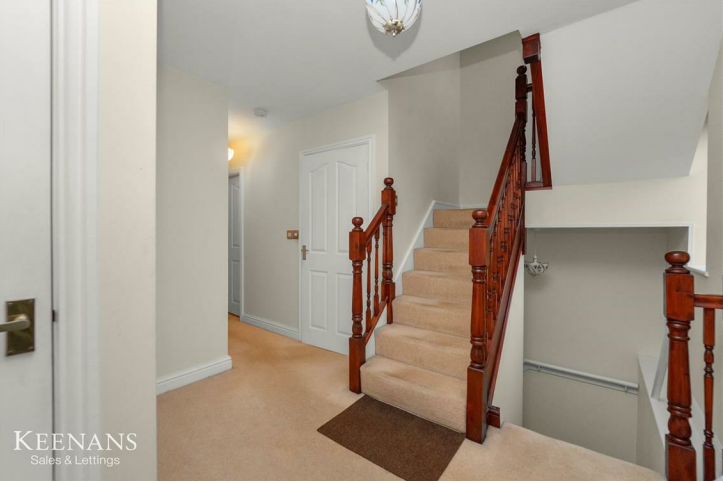
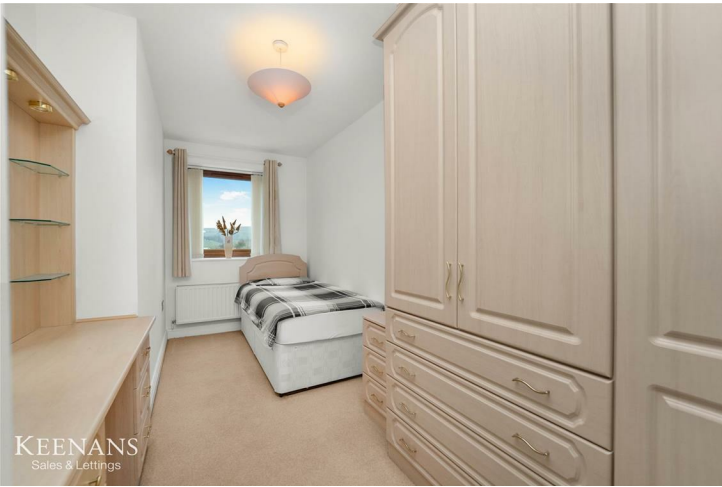
21'3 x 15'6 (6.48m x 4.72m)
Two UPVC double glazed window, two central heating radiators, television point, wood effect laminate flooring and door to kitchen.

Kitchen

10'1 x 6'4 (3.07m x 1.93m)
Range of panelled wall and base units with wood effect work surfaces, tiled splashback, plinth heater, stainless steel one and a half bowl sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, space for freezer, integrated fridge, spotlights, extractor fan and tiled effect vinyl flooring.

External

Double driveway and access to garage.



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