

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>69</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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## Whitefield Road, Bury, BL9 9PL

### £230,000

#### A FANTASTIC FAMILY HOME

Located on the charming Whitefield Road in Bury, this delightful semi-detached house presents an excellent opportunity for both first-time buyers and families seeking a comfortable and inviting home. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest.

Upon entering, you are welcomed into a cosy reception room, which features a modern electric fire, creating a warm and inviting atmosphere. This space flows seamlessly into a lovely kitchen diner, perfect for family meals and entertaining guests. The kitchen is complemented by a convenient utility area, ensuring that all your practical needs are met. Additionally, the ground floor offers a versatile third bedroom, which can easily serve as a second living space or a home office, catering to your lifestyle needs.

Upstairs, you will find two spacious double bedrooms, ideal for family members or guests. The modern family bathroom is tastefully designed, providing a serene space for relaxation.

Outside, the property features a low-maintenance rear garden, perfect for enjoying the outdoors without the hassle of extensive upkeep. The driveway offers convenient off-road parking, a valuable asset in this desirable area.

This semi-detached house on Whitefield Road is not only a great family home but also an ideal choice for first-time buyers looking to establish themselves in a welcoming community. With its blend of modern comforts and practical living spaces, this property is sure to impress.



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 3  1  1  C

- Tenure Freehold
  - Ample Off Road Parking
  - Ideal Family Home With Viewing Essential
  - Close Proximity To Local Amenities
- Council Tax Band B
  - Three Well Proportioned Bedrooms
  - Low Maintenance Garden Space
- EPC Rating C
  - Kitchen/Dining Area And Three Piece Bathroom Suite
  - Easy Access To Major Network Links

### Ground Floor

#### Entrance

Composite frosted door to porch.

#### Porch

4'10 x 3'8 (1.47m x 1.12m)

UPVC double glazed window, coving, door to reception room and wood effect laminate flooring.

#### Reception Room

15'9 x 11'8 (4.80m x 3.56m)

UPVC double glazed window, two central heating radiators, wall mounted electric fire, television point, smoke alarm, door to kitchen/dining area, stairs to first floor and wood effect laminate flooring.

#### Kitchen/Dining Area

11'10 x 8'10 (3.61m x 2.69m)

Central heating radiator, wood panel wall and base units, granite effect surface, tiled splash back, double oven, five ring gas burner, extractor hood, space for fridge freezer, open access to utility, tiled effect lino flooring and UPVC French doors to rear.

#### Utility

9'11 x 6'8 (3.02m x 2.03m)

UPVC double glazed window, panel wall and base units, wood effect surface, tiled splash back, composite one and a half sink and drainer with high spout mixer tap, loft hatch, tiled effect lino flooring, doors to bedroom three and WC.

#### WC

5'6 x 3'11 (1.68m x 1.19m)

Dual flush, vanity top wash basin with mixer tap, tiled splash back, extractor fan and tiled effect lino flooring.

#### Bedroom Three

13'3 x 6'9 (4.04m x 2.06m)

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

### First Floor

#### Landing

7' x 2'8 (2.13m x 0.81m)

Loft access, smoke alarm, doors to two bedrooms and bathroom.

#### Bedroom One

11'10 x 9'4 (3.61m x 2.84m)

UPVC double glazed window and central heating radiator.

#### Bedroom Two

11'9 x 8'9 (3.58m x 2.67m)

UPVC double glazed window and central heating radiator.

### Bathroom

8'5 x 4'6 (2.57m x 1.37m)

UPVC frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, overhead electric feed shower, above stairs storage, tiled elevation, spotlights and tiled effect lino flooring.

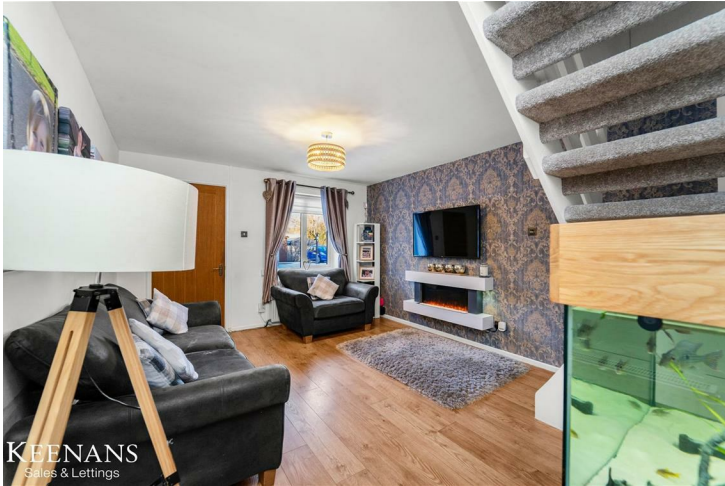
### External

#### Rear

Enclosed paved garden with slate chippings.

#### Front

Paved drive.



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