



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		75	
(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	

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## Valley Mill Lane, Bury, BL9 9BX

### £275,000

A FANTASTIC FAMILY HOME

Nestled in the charming area of Valley Mill Lane, Bury, this delightful semi-detached house offers a perfect blend of modern living and comfort. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The house boasts a generous reception room, providing ample space for relaxation and entertaining guests.

The heart of the home is undoubtedly the contemporary kitchen diner, designed for both functionality and style. This modern space is perfect for family meals and gatherings, ensuring that everyone can come together in comfort. The property features two inviting living areas, allowing for versatile use of space, whether for quiet evenings or lively family activities.

With two well-appointed bathrooms, including an en suite shower room in the main bedroom, convenience is at the forefront of this home. The family bathroom is designed to cater to the needs of a busy household, ensuring that everyone has their own space to unwind.

The low-maintenance rear garden is a wonderful addition, providing a private outdoor retreat for relaxation or play. It is perfect for those who wish to enjoy the outdoors without the burden of extensive upkeep. Additionally, the property includes a driveway with an electric car charging point, catering to modern needs and promoting sustainable living.

This residence on Valley Mill Lane is not just a house; it is a place where memories can be made. With its thoughtful design and prime location, it presents an excellent opportunity for those looking to settle in a vibrant community. Do not miss the chance to make this lovely property your new home.

# Valley Mill Lane, Bury, BL9 9BX

£275,000



- Four Spacious Bedrooms
- Tenure Leasehold
- Council Tax Band B
- EPC Rating C
- En-suite In Main Bedroom
- Low Maintenance Garden
- Close To Local Amenities And Easy Access To Major Network Links
- Modern Kitchen/Dining Area
- Driveway With EV Charging Point
- Ideal Family Home With Viewing Recommended

## Ground Floor

### Entrance

Composite partial frosted door to porch.

### Porch

4'8 x 3'3 (1.42m x 0.99m)

Doors to reception room and WC, wood effect laminate flooring.

### WC

4'8 x 3'3 (1.42m x 0.99m)

UPVC frosted window, central heating towel rail, dual flush WC, pedestal wash basin part tiled elevation and tiled floor.

### Reception Room

15'2 x 13'6 (4.62m x 4.11m)

UPVC double glazed window, smoke alarm, central heating radiator, partial stone elevation, stairs to first floor, door to kitchen/dining area and wood effect laminate flooring.

### Kitchen/Dining Area

25'2 x 9'10 (7.67m x 3.00m)

UPVC double glazed window, upright central heating radiator, gloss wall and base units, granite effect surface, stainless steel one and a half sink and drainer with mixer tap, oven, four ring gas hob, stainless steel splash back, extractor hood, plumbed for washing machine, integrated dishwasher, space for fridge freezer, spotlights, tiled splash back, tiled floor, UPVC French doors and sliding doors to rear and door to bedroom four/snug.

### Bedroom Four/Snug

9'1 x 8'8 (2.77m x 2.64m)

UPVC double glazed window, central heating radiator and spotlights.

## First Floor

### Landing

15'6 x 6'2 (4.72m x 1.88m)

Central heating radiator, loft access, smoke alarm, above stairs storage, doors to three bedrooms and bathroom.

### Bedroom One

13'10 x 9'4 (4.22m x 2.84m)

Two UPVC double glazed windows, central heating radiator, loft access and door to en suite.

### En Suite

6'6 x 5'9 (1.98m x 1.75m)

UPVC frosted window, central heating towel rail, dual flush WC, pedestal wash basin, enclosed direct feed shower, extractor fan, tiled elevation and tiled effect lino flooring.

### Bedroom Two

9'9 x 8' (2.97m x 2.44m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

9'11 x 6'10 (3.02m x 2.08m)

UPVC double glazed window and central heating radiator.



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