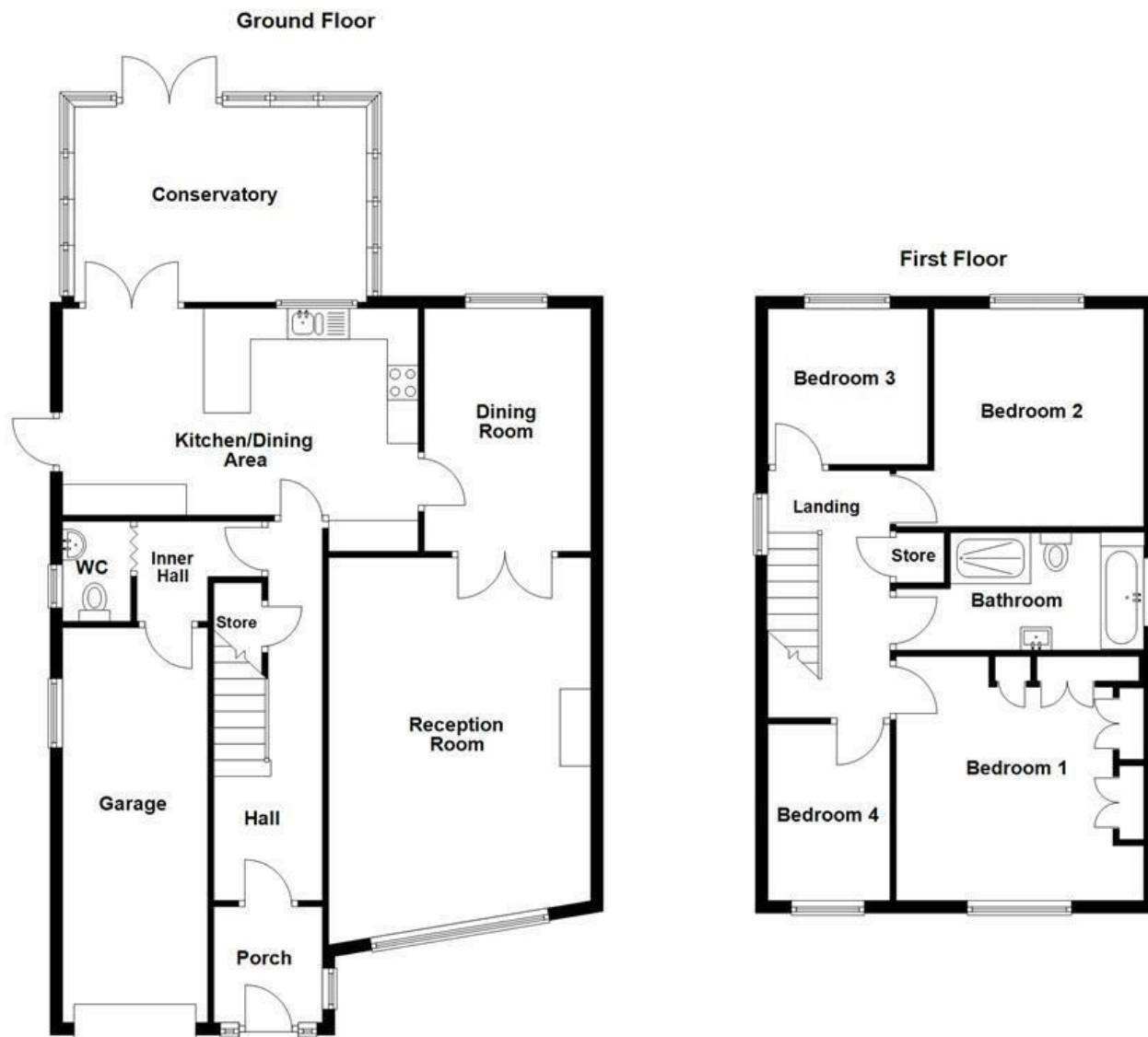




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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.

Trimingham Drive, Bury, BL8 1EP

£425,000

AN EXCEPTIONAL FAMILY HOME

Offering an abundance of indoor and outdoor space, stylish interiors and modern fixtures and fittings, this exceptional four bedroom detached property is being proudly welcomed to the market in the desirable location of Bury on a popular estate. With two living areas, integral garage, double driveway and added conservatory, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Bolton, Rossendale and major motorway links. A credit to the current owners, this property has been transformed into a welcoming and spacious family home truly not to be missed!

The property comprises briefly; an entrance porch leads on to a welcoming entrance hallway which provides access through to a spacious reception room, contemporary fitted kitchen, inner hallway and houses a staircase to the first floor. The reception room provides access on to a dining room whilst the kitchen leads on to a conservatory. The inner hallway leads on to a WC and integral garage. The first floor comprises of doors on to four generously sized bedrooms and a modern family bathroom. Externally there is an enclosed garden to the rear with laid to lawn, paving, bedding and stone chip areas. To the front there is a laid to lawn garden with a block paved driveway and access on to the garage.

For further information or to arrange a viewing please contact our Bury branch at your earliest convenience.

Trimingham Drive, Bury, BL8 1EP

£425,000

 4  1  2  D

- Exceptional Detached Property
 - Contemporary Fitted Kitchen
 - Off Road Parking and Garage
 - EPC Rating D
- Four Bedrooms
 - Ample Living Space
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Perfect Family Home
 - Council Tax Band E

Ground Floor

Entrance Porch

6'2 x 5'9 (1.88m x 1.75m)
Composite double glazed frosted front door, UPVC double glazed frosted window and oak single glazed door to hall.

Hall

20'2 x 6'5 (6.15m x 1.96m)
Central heating radiator, coving, understairs storage, wood effect laminate flooring, oak single glazed doors to reception room, kitchen/dining area, oak door to inner hall and stairs to first floor.

Inner Hall

6'8 x 5'2 (2.03m x 1.57m)
Understairs storage, wood effect lino flooring, concertina door to WC and hardwood door to garage.

WC

5'2 x 3'8 (1.57m x 1.12m)
UPVC double glazed frosted window, central heated towel rail, wall mounted wash basin with mixer tap, dual flush WC and wood effect lino flooring.

Garage

21'0 x 7'9 (6.40m x 2.36m)
UPVC double glazed frosted window, Worcester boiler, power, lighting and up and over garage door.

Reception Room

20'10 x 13'0 (6.35m x 3.96m)
UPVC double glazed window, central heating radiator, coving, gas fire with marble effect hearth and surround, television point and oak single glazed double doors to dining room.

Dining Room

12'11 x 8'10 (3.94m x 2.69m)
UPVC double glazed window, central heating radiator, coving and oak door to kitchen.

Kitchen

18'11 x 11'0 (5.77m x 3.35m)
UPVC double glazed window, central heating radiator, range of panelled wall and base units with wood effect work surfaces, tiled splashback. ceramic one and a half bowl sink and drainer with high spout mixer tap, integrated electric double oven, four ring induction hob and extractor hood, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, coving, wood effect lino flooring, UPVC double glazed French doors to conservatory and UPVC double glazed frosted door to side elevation.

Conservatory

15'7 x 10'5 (4.75m x 3.18m)
UPVC double glazed frosted window, central heating radiator, polycarbonate roof, feature wall light and UPVC double glazed French doors to rear.

First Floor

Landing

12'8 x 6'5 (3.86m x 1.96m)
UPVC double glazed frosted window, coving, access to partially boarded loft, storage cupboard with central heating radiator, doors leading to four bedrooms and family bathroom.

Bedroom One

13'2 x 12'6 (4.01m x 3.81m)
UPVC double glazed window, central heating radiator, fitted wardrobes with downlights and two feature wall lights.

Bedroom Two

13'2 x 12'6 (4.01m x 3.81m)
UPVC double glazed window and central heating radiator.

Bedroom Three

9'0 x 8'7 (2.74m x 2.62m)
UPVC double glazed window, central heating radiator and coving.

Bedroom Four

9'5 x 6'5 (2.87m x 1.96m)
UPVC double glazed window and central heating radiator.

Bathroom

13'2 x 6'3 (4.01m x 1.91m)
UPVC double glazed frosted window, central heated towel rail, panel bath with mixer tap, dual flush WC, vanity top wall mounted wash basin with mixer tap, double direct feed shower enclosed, PVC panel elevations, spotlights, extractor fan, PVC to ceiling and tiled flooring.

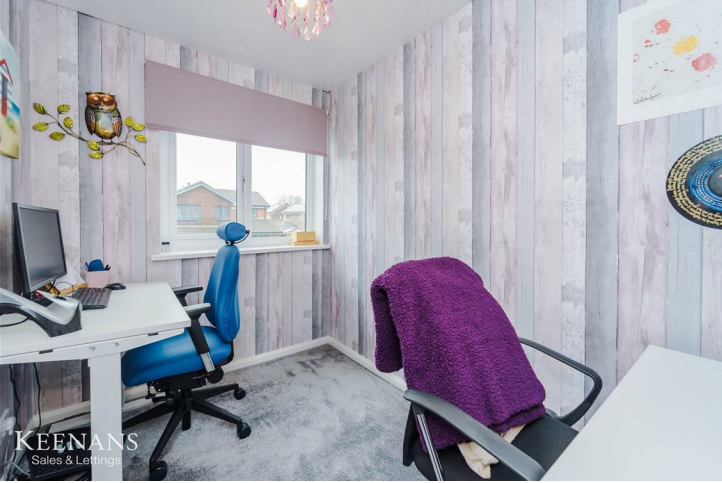
External

Rear

Laid to lawn garden with paving, bedding areas and stone chippings.

Front

Laid to lawn garden with bedding areas, block paved driveway and access to garage.



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