

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	76
(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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## Manchester Road, Bury, BL9 0SX

### £300,000

A GORGEOUS FOUR BEDROOM BAY FRONTED FAMILY HOME

Nestled on Manchester Road in Bury, this stunning mid-terrace family home is a true gem, showcasing a beautiful bay-fronted design and an appealing red brick facade. Spanning three floors, the property offers an abundance of space, making it perfect for a growing family seeking both comfort and style.

Inside, you will find four generously sized bedrooms, two of which feature ensuite facilities, providing a touch of luxury and convenience. The two reception rooms are designed for both relaxation and entertaining, while the kitchen diner serves as a welcoming hub for family gatherings and culinary adventures. The stylish decor throughout the home harmoniously complements its traditional character and charm, creating an inviting atmosphere that you will be proud to call your own.

Situated in a prime location, this property is conveniently close to town centre amenities, reputable schools, and essential commuter routes, ensuring that everything you need is within easy reach. This home is not just a place to live; it is a sanctuary that offers a perfect blend of modern living and classic elegance.

If you are in search of a residence that embodies both character and spacious living, this delightful property on Manchester Road is an opportunity not to be missed. Come and experience the charm and comfort that this home has to offer.

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# Manchester Road, Bury, BL9 0SX

£300,000



- Exceptional Mid Terrace Property
- Bursting with Character
- On Street Parking
- EPC Rating D
- Four Bedrooms
- Abundance of Living Space
- Tenure Leasehold
- Three Bathrooms
- Low Maintenance Rear Yard
- Council Tax Band D

## Ground Floor

### Entrance Vestibule

4'3 x 4'1 (1.30m x 1.24m )

Hardwood front door, smoke detector, cornice coving, dado rail, encaustic tiled flooring and door to hall.

### Hall

21'7 x 5'6 (6.58m x 1.68m )

Central heating radiator, cornice coving, picture rail, smoke detector, doors leading to two reception rooms, kitchen, under stairs storage and stairs to first floor.

### Reception Room One

18'5 x 13'1 (5.61m x 3.99m)

UPVC double glazed bay window, central heating radiator, cornice coving, picture rail, television point, living flame gas fire, tiled surround and wooden mantel.

### Reception Room Two

16'6 x 11'11 (5.03m x 3.63m)

UPVC double glazed window, central heating radiator, cornice coving, picture rail, cast iron log burner and door to kitchen.

### Kitchen

20'9 x 10'9 (6.32m x 3.28m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with laminate work surfaces, breakfast bar, De'Longhi range cooker with five ring gas hob and extractor hood, tiled splashback, one and a half bowl sink and drainer with mixer tap, integrated washing machine, integrated dryer, integrated dishwasher, space for American-style fridge freezer, enclosed boiler, spotlights, tiled flooring and UPVC double glazed frosted door to rear.

## First Floor

### Landing

Skylight, central heating radiator, doors leading to three bedrooms, bathroom, separate WC, fitted storage and door to stairs to second floor.

### Bedroom One

18'0 x 15'2 (5.49m x 4.62m)

Two UPVC double glazed windows, central heating radiator, cornice coving, picture rail and door to en suite.

### En Suite

11'8 x 5'0 (3.56m x 1.52m)

Central heated towel rail, dual flush WC, two wall mounted wash basins with mixer taps, corner multi-jet shower enclosed, extractor fan, partially tiled elevations and solid wood flooring.

### Bedroom Two

11'9 x 11'0 (3.58m x 3.35m)

UPVC double glazed window, central heating radiator and picture rail.

### Bedroom Three

10'11 x 9'6 (3.33m x 2.90m)

UPVC double glazed window and central heating radiator.

## Bathroom

7'5 x 7'4 (2.26m x 2.24m )

UPVC double glazed frosted window, central heated towel rail, pedestal wash basin with traditional taps, corner direct free rainfall shower with rinse head, freestanding double rolltop bath and clawfoot bath with traditional taps, spotlights and tiled effect flooring.

## Second Floor

### Bedroom Four

21'11 x 17'11 (6.68m x 5.46m)

Two Velux window, two central heating radiator, smoke detector, exposed beams, access to under eaves and door to en suite.

### En Suite

8'8 x 4'4 (2.64m x 1.32m)

Velux window, central heated towel rail, dual flush WC, pedestal wash basin with mixer, direct feed shower enclosed, tiled elevations, extractor fan, spotlights, dado rail and solid wood flooring.

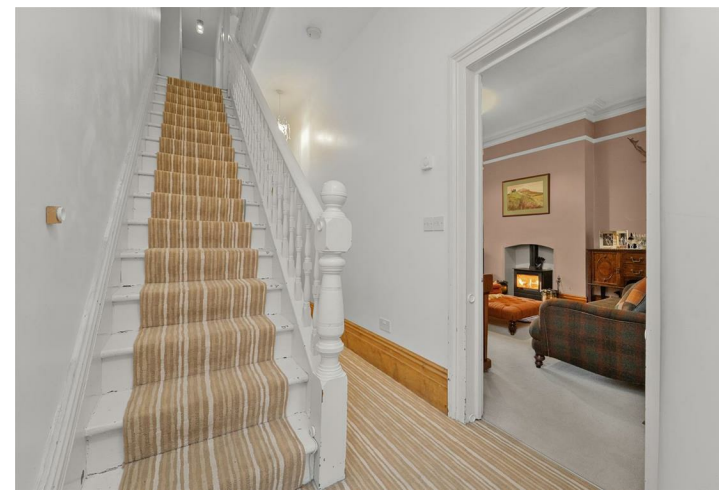
## External

### Rear

Enclosed paved yard, garage and gate to shared access.

### Front

Gravel chippings and path to front entrance.



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