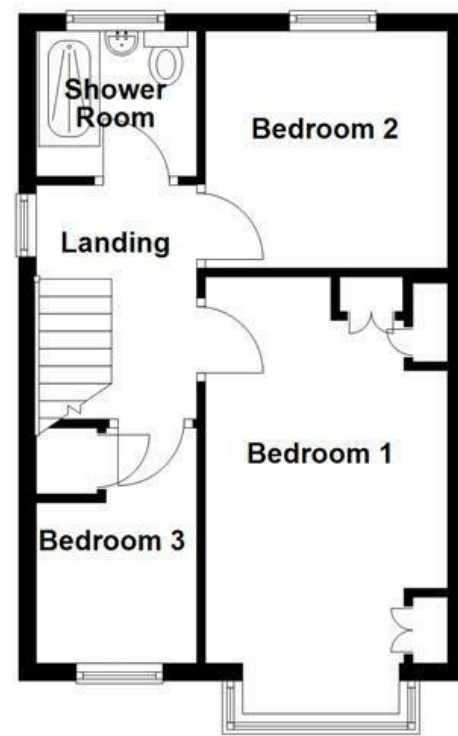


Ground Floor



First Floor



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 65      | 75        |
| (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     |         |           |

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.

## Redvales Road, Bury, BL9 9PS

### Offers Over £230,000

#### CHARMING THREE BED FAMILY HOME IN BURY

Nestled on the charming Redvales Road in Bury, this delightful semi-detached house presents an excellent opportunity for families or couples seeking additional space. The property boasts two reception rooms that seamlessly flows into a well-designed kitchen, perfect for entertaining or enjoying family meals.

Step outside to discover a low-maintenance rear yard, ideal for those who prefer to spend less time on gardening and more time enjoying their home. The front of the property features a neatly laid lawn, complemented by off-road parking, ensuring convenience for residents and guests alike.

Upstairs, you will find a spacious main bedroom complete with integrated wardrobe, providing ample storage. Additionally, there are two other well-proportioned bedrooms, making this home suitable for families or those who desire extra room for guests or a home office. The well-appointed bathroom adds to the overall appeal of this lovely residence.

This property is not only practical but also offers a warm and inviting atmosphere, making it an ideal choice for anyone looking to settle in a friendly neighbourhood. With its thoughtful layout and convenient features, this home is ready to welcome its new owners. Don't miss the chance to make this charming house your new home.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Redvales Road, Bury, BL9 9PS  
Offers Over £230,000

 3  1  2  D

- Semi Detached Property
  - Fitted Kitchen
  - Off Road Parking And Spacious Garage
  - EPC Rating: D
- Three Bedrooms
  - Three Piece Shower Room
  - Tenure: Leasehold
- Two Reception Rooms
  - Gardens To Front And Rear
  - Council Tax Band; B

Ground Floor

Porch

5'8 x 2'9 (1.73m x 0.84m)

UPVC double glazed frosted entrance door, four UPVC double glazed windows, tile effect floor and door to hall.

Hall

4'6 x 4'4 (1.37m x 1.32m)

UPVC double glazed window, central heating radiator, integrated storage, stairs to first floor and door to reception room one.

Reception Room One

14'9 x 12'4 (4.50m x 3.76m)

UPVC double glazed box window, central heating radiator, coving, wall mounted electric fire and door to reception room two.

Reception Room Two

15'6 x 8'10 (4.72m x 2.69m)

Central heating radiator, coving, under stairs storage, wood effect flooring, door to garage and UPVC double glazed sliding doors to rear.

Kitchen

7'11 x 6'11 (2.41m x 2.11m)

UPVC double glazed window, hardwood wall and base units, laminate worktops, one and half bowl composite sink with draining board and mixer tap, integrated double oven, four ring electric hob, extractor hood, integrated fridge freezer, plumbing for washing machine and tiled floor.

Garage

17'4 x 16'10 (5.28m x 5.13m)

Up and over door, door to front and door to rear.

First Floor

Landing

6'10 x 6'2 (2.08m x 1.88m)

UPVC double glazed window, smoke alarm and doors to three bedrooms and shower room.

Bedroom One

15'4 x 9'3 (4.67m x 2.82m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

9'1 x 8'11 (2.77m x 2.72m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'10 x 6' (2.69m x 1.83m)

UPVC double glazed window, central heating radiator and over stairs storage.

Shower Room

6'1 x 5'6 (1.85m x 1.68m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap. direct fed shower in double enclosure, tiled elevations and vinyl flooring.

External

Front

Laid to lawn, mature shrubs and block paving.

Side

Block paved gated drive leading to garage.

Rear

Enclosed paved garden.



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