



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	80
England & Wales	EU Directive 2002/91/EC	

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Oakham Close, Bury, BL8 1XJ

Offers Over £370,000

FOUR BED FAMILY HOME IN BURY - PROPERTY SOLD WITH NO ONWARDS CHAIN

Located in the charming area of Oakham Close, Bury, this delightful four-bedroom house presents an excellent opportunity for families or those seeking extra space. The property boasts a spacious living room that is versatile enough to serve as both a comfortable lounge and a dining area, making it perfect for entertaining guests or enjoying family meals. This inviting space overlooks a well-maintained, enclosed rear garden, which is laid to lawn, providing a serene outdoor retreat for relaxation and play.

The house features a convenient downstairs WC, alongside a main bathroom, (with modern three piece suite) located upstairs, ensuring that the needs of a busy household are well catered for. Each of the four generous bedrooms offers ample room for rest and personalisation, making it an ideal home for families or individuals who appreciate the luxury of space.

Additionally, the property benefits from off-road parking situated in front of the garage, providing both convenience and security for your vehicles. With its appealing features and prime location, just a short walk from The Burrs Country Park, this home is a wonderful choice for those looking to settle in a friendly community. Do not miss the chance to make this lovely house your new home.

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Offers Over £370,000

**4****1****1****D**

- Tenure Freehold
 - Off Road Parking With Drive And Access To Garage
 - Abundance Of Indoor And Outdoor Space
 - Close Proximity To Local Amenities
- Council Tax Band D
 - Four Well Proportioned bedrooms
 - Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating D
 - Bursting With Potential
 - Easy Access To Major Commuter Routes

Ground Floor

Entrance

UPVC double glazed frosted door to hall.

Hall

9'2 x 5'10 (2.79m x 1.78m)

UPVC double glazed window, central heating radiator, doors to reception room, kitchen, WC, door to under stairs storage and stairs to first floor.

Reception Room

23'4 x 13'4 (7.11m x 4.06m)

UPVC double glazed bay window, two central heating radiators, coving, living flame gas fire with decorative surround, UPVC double glazed door to rear garden and door to kitchen.

Kitchen

10'5 x 10'3 (3.18m x 3.12m)

UPVC double glazed window, central heating radiator, wall and base units, laminate work top, ceramic one and a half sink and drainer with mixer tap, integrated oven, four ring gas hob, tiled splash back, extractor hood, washing machine, integrated dishwasher, tiled floor and UPVC double glazed frosted door to side elevation.

WC

6'9 x 4'4 (2.06m x 1.32m)

UPVC double glazed frosted window, central heating radiator, wall mounted wash basin and low flush WC.

First Floor

Landing

8'9 x 7'9 (2.67m x 2.36m)

Smoke alarm, loft access, doors to four bedrooms, bathroom and storage.

Bedroom One

13'3 x 10'5 (4.04m x 3.18m)

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

Bedroom Two

11'4 x 10'3 (3.45m x 3.12m)

UPVC double glazed window and central heating radiator.

Bedroom Three

12'9 x 8'9 (3.89m x 2.67m)

UPVC double glazed window and central heating radiator.

Bedroom Four

10'9 x 6'10 (3.28m x 2.08m)

UPVC double glazed window, central heating radiator and integrated storage.

Bathroom

7'9 x 7'8 (2.36m x 2.34m)

UPVC double glazed frosted window, central heating towel rail, comprising modern bathroom suite of pedestal wash basin with mixer tap, dual flush WC, panel bath with overhead shower and partially tiled.

External

Rear

Enclosed laid to lawn garden with bedding areas, mature shrubs and shrubbery and paving.

Front

Laid to lawn garden, bedding areas, mature shrubs, paved driveway with access to garage.



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