



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	83
(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

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.

## Chestnut Avenue, Bury, BL9 7QW

### Offers Over £150,000

Nestled on the picturesque Chestnut Avenue in Bury, this charming house presents an ideal opportunity for first-time buyers or those looking to downsize. The property boasts a delightful wrap-around garden, providing a serene outdoor space perfect for relaxation or entertaining guests.

Inside, you will find two generously sized double bedrooms, offering ample space for comfort and privacy. The layout of the home is designed to maximise natural light, creating a warm and inviting atmosphere throughout.

With a convenient driveway, parking will never be a concern, adding to the overall appeal of this lovely residence. This home is not just a place to live; it is a sanctuary that combines comfort with practicality, making it a wonderful choice for anyone seeking a new beginning in a welcoming community.

Do not miss the chance to make this charming house your new home.

Chestnut Avenue, Bury, BL9 7QW

Offers Over £150,000



- Corner Plot Semi-Detached Home
- Fitted Kitchen
- Close to Commuter Links
- EPC C
- Ideal for First-Time Buyers
- Two Bedrooms
- Tenure Freehold
- Garden to Front & Rear
- Ample Off-Road Parking
- Council Tax Band A

## Ground Floor

### Entrance

UPVC door.

### Hallway

3'5 x 3'7 (1.04m x 1.09m)

Smoke alarm, stairs to first floor, door to kitchen & reception room one.

### Kitchen

14'10 x 9'5 (4.52m x 2.87m)

UPVC double glazed window, PVC door to garden, central heating radiator, laminate worktop, integrated Bosch cooker with four ring electric stove, 1/2 stainless steel sink with mixer tap, combi boiler, door to hall.

### Reception Room

14'10 x 9'10 (4.52m x 3.00m)

UPVC double glazed window, central heating radiator, TV point.

## First Floor

### Bedroom One

14'10 x 9'10 (4.52m x 3.00m)

UPVC double glazed window, central heating radiator.

### Bathroom

6'5 x 6'2 (1.96m x 1.88m)

UPVC double glazed window, heated towel rail, tiled flooring and elevations, PVC ceiling, bath with electric feed shower, dual flush toilet

### Bedroom Two

12'7 x 9'4 (3.84m x 2.84m)

UPVC double glazed window, central heating, built-in storage

### Rear

Front garden with stone driveway and laid to lawn garden, rear laid to lawn garden



Tel: 01617510340

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)