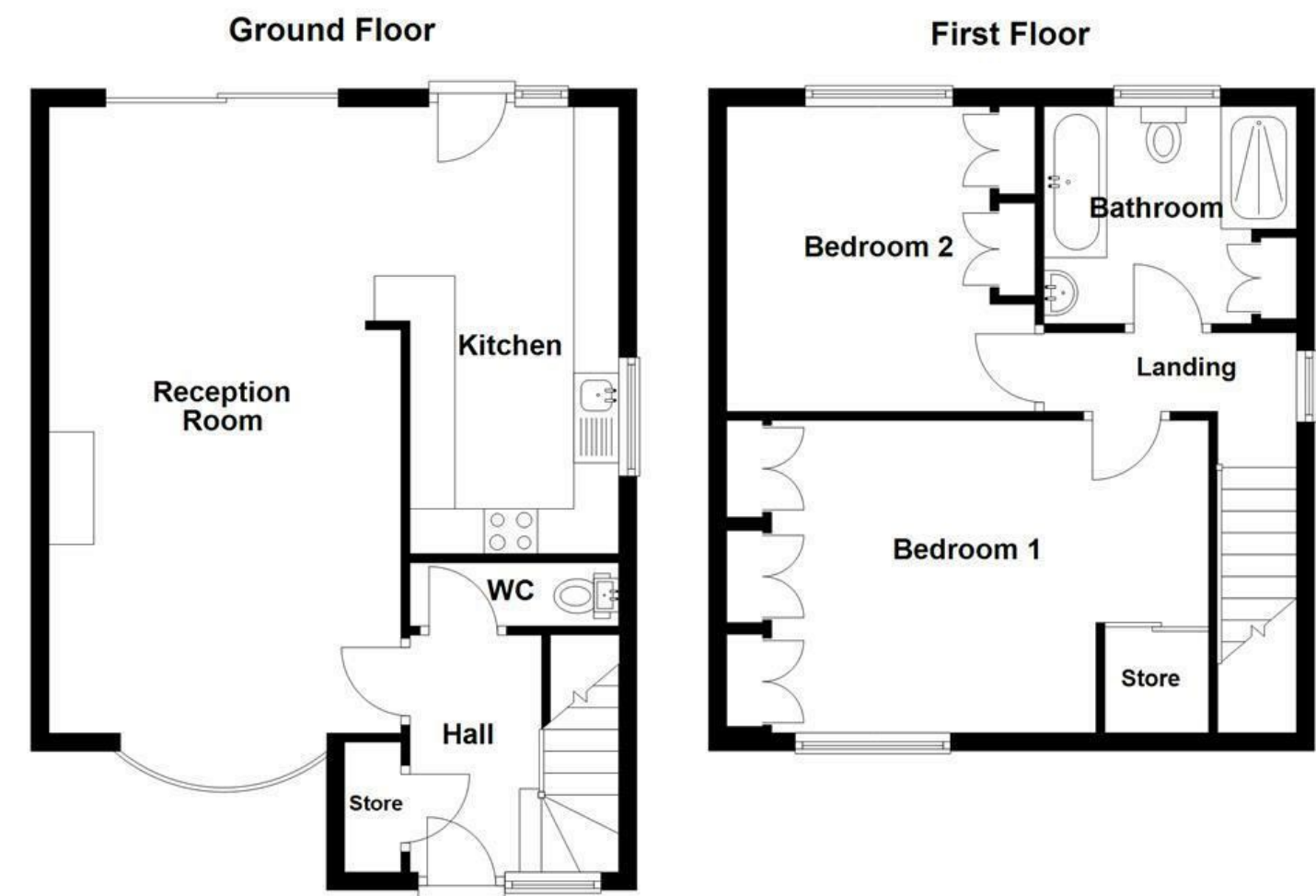




Southfield Avenue, Bury, BL9 5HS

Offers Over £250,000

CHARMING TWO BEDROOM SEMI DETACHED FAMILY HOME

Located on Southfield Avenue in the enviable town of Bury, this delightful semi detached home offers a unique blend of modern living and rustic charm. This semi-detached property features two generously sized bedrooms, making it an ideal home for couples or small families. The spacious lounge, designed in an open-plan style, seamlessly connects to a contemporary kitchen, creating a perfect space for entertaining or relaxing with loved ones.

The property boasts two well-appointed bathrooms, including a convenient downstairs WC and a modern family bathroom, ensuring comfort and privacy for all residents. Outside, you will find a lovely rear garden, providing a tranquil retreat for outdoor enjoyment, whether it be for gardening, play, or simply unwinding in the fresh air.

Additionally, the property includes a garage and a driveway that accommodates multiple vehicles, a rare find in this desirable area. The location is particularly advantageous, as it is situated close to a variety of amenities, making daily errands and leisure activities easily accessible.

This semi detached property is not just a home; it is a lifestyle choice that combines the best of both worlds—modern convenience and charm. With its spacious interiors and excellent location, this property is sure to attract those seeking a comfortable and stylish residence in Bury.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	56	
(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.

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 2  1  1  D

- Beautifully Presented Semi Detached Property
 - Contemporary Fitted Kitchen
 - Off Road Parking and Garage
 - EPC Rating D
- Two Bedrooms
 - Move-in Ready
 - Tenure Freehold
- Four Piece Bathroom Suite
 - Low Maintenance Rear Garden
 - Council Tax Band C

Ground Floor

Entrance Hall

8'8 x 7'3 (2.64m x 2.21m)

UPVC double glazed frosted leaded front door, UPVC double glazed frosted leaded window, central heating radiator, wood effect flooring, doors leading to WC, reception room, store and stairs to first floor.

WC

7'3 x 2'4 (2.21m x 0.71m)

Dual flush WC with built in wash basin with mixer tap, plumbing for washing machine, wood panelling to ceiling, spotlights and wood effect flooring.

Reception Room

22'10 x 12'10 (6.96m x 3.91m)

UPVC double glazed bow window, central heating radiator, coving, gas fire with stone surround and marble hearth, television point, open access to kitchen and UPVC double glazed sliding door to rear.

Kitchen

17'6 x 7'2 (5.33m x 2.18m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with solid wood work surfaces and upstands, ceramic one and a half bowl sink and drainer with mixer tap, four ring induction hob and extractor hood, integrated high rise double oven, integrated fridge freezer, integrated dishwasher, spotlights, wood effect flooring and UPVC double glazed leaded door and window to rear.

First Floor

Landing

8'1 x 7'11 (2.46m x 2.41m)

UPVC double glazed frosted window, loft access, doors leading to two bedrooms and bathroom.

Bedroom One

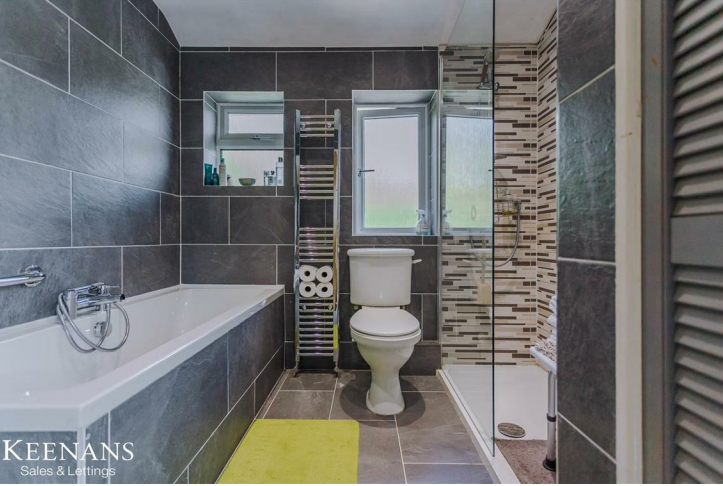
15'2 x 10'11 (4.62m x 3.33m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobe and door to storage.

Bedroom Two

11'3 x 11'1 (3.43m x 3.38m)

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



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