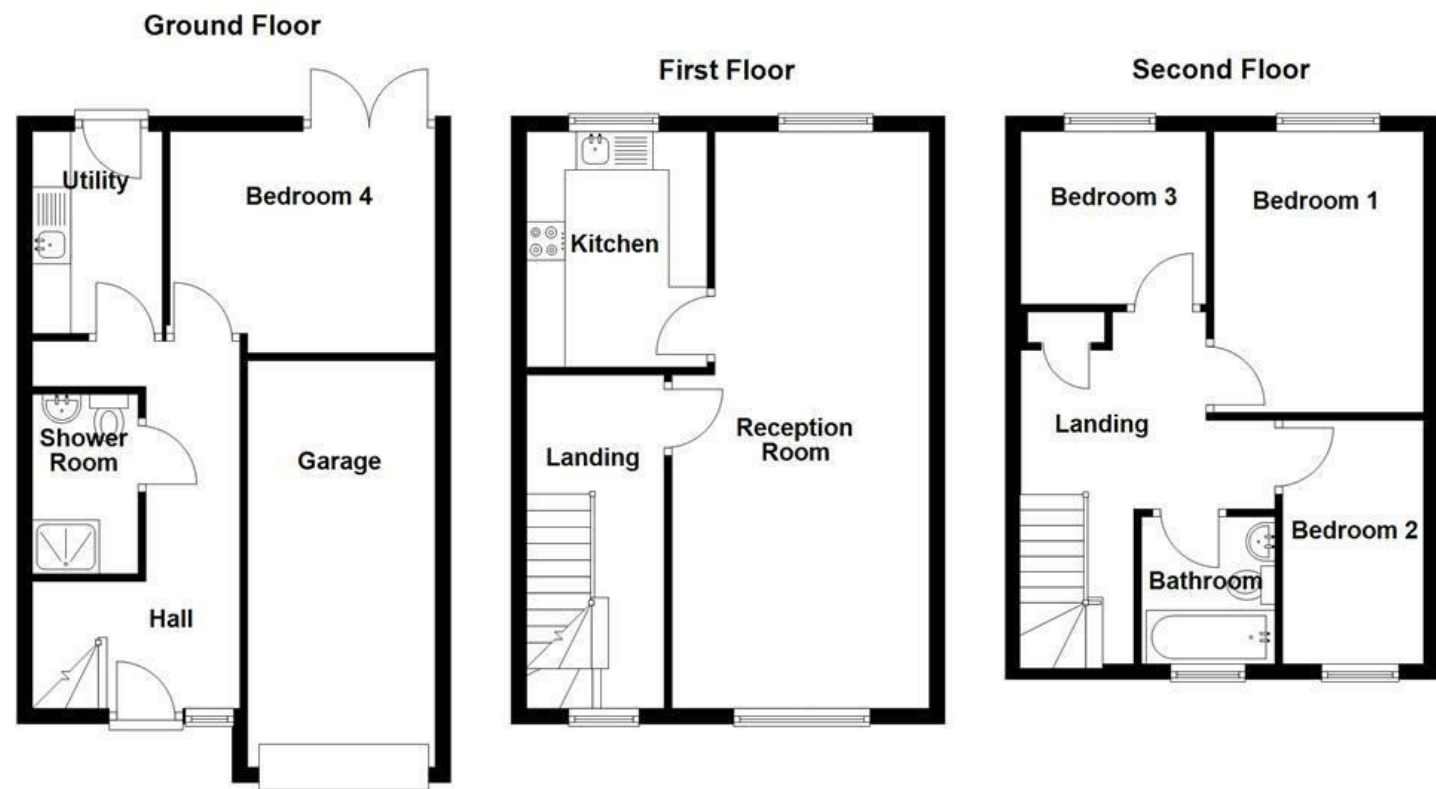




Valley Mill Lane, Bury, BL9 9BY

Offers Over £290,000

FOUR BEDROOM DETACHED TOWNHOUSE NOT TO BE MISSED

Nestled in the charming area of Valley Mill Lane, Bury, this delightful detached townhouse offers a perfect blend of comfort and elegance. With four generously sized bedrooms, this property is ideal for families or those seeking extra space. The layout includes a welcoming reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests.

The two well-appointed bathrooms ensure convenience for all residents, making morning routines a breeze. The spacious rooms throughout the house allow for versatile living arrangements, whether you wish to create a home office, a playroom, or simply enjoy the luxury of extra space.

One of the standout features of this property is its lovely gardens, which are surrounded by lush greenery. This serene outdoor space offers a peaceful retreat from the hustle and bustle of daily life, perfect for enjoying a morning coffee or hosting summer barbecues with family and friends.

Located in a desirable area, this townhouse not only provides a comfortable living environment but also benefits from the natural beauty of its surroundings. With ample room for growth and personalisation, this property is a wonderful opportunity for anyone looking to make a house a home in Bury.

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		
	71	81
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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 4  2  1  C

- Tenure Leasehold
 - Garage and Off Road Parking
 - Downstairs Shower Room for Convenience
 - Easy Access to Major Commuter Routes
- Council Tax Band C
 - Four Generously Sized Bedrooms
 - Viewing Essential
- EPC Rating C
 - Ideal Detached Family Home
 - Abundance of Outdoor Space

Ground Floor

Entrance

PVC door to hall.

Hallway

8'11 x 15'9 (2.72m x 4.80m)

UPVC double glazed window, smoke alarm, central heating, tiled floor, doors to utility to bedroom & WC.

Downstairs Shower Room

7'8 x 4'7 (2.34m x 1.40m)

Central heating radiator, spotlights, extractor fan, tile flooring, dual flush toilet, pedal sink, walk-in shower with direct feed.

Utility

8'8 x 5'7 (2.64m x 1.70m)

UPVC double glazed window, PVC frosted door, tiled flooring and splash back, high gloss wall & base units, boiler, stainless steel sink with mixer tap, plumbing for washing machine.

Bedroom Four

Double glazed French doors, central heating radiator, TV point.

First Floor

Landing

12'8 x 6'1 (3.86m x 1.85m)

Three UPVC double glazed windows, central heating, smoke alarm, stairs to ground floor and second floor.

Kitchen

10'1 x 7'9 (3.07m x 2.36m)

UPVC double glazed window, central heating radiator high gloss wall & base units, stainless steel half sink, marble worktop, integrated Beko cooker with extractor fan, four ring electric hob, integrated fridge/freezer.

Reception Room

23'3 x 11'0 (7.09m x 3.35m)

Two UPVC double glazed windows, two central heating radiators, TV point.

Second Floor

Landing

9'4 x 8'0 (2.84m x 2.44m)

UPVC double glazed window, smoke alarm, loft access with boarded loft, doors to three bedrooms, bathroom and storage cupboard.

Bedroom Two

7'9 x 10'3 (2.36m x 3.12m)

UPVC double glazed window, central heating radiator.

Bathroom

6'4 x 5'9 (1.93m x 1.75m)

UPVC double glazed frosted window, three-piece suite, dual flush WC, panelled bath with rainfall overhead shower and traditional taps. Tiled elevations and flooring. Wash basin with traditional taps.

Bedroom One

8'8 x 12 (2.64m x 3.66m)

UPVC double glazed window, central heating radiator.

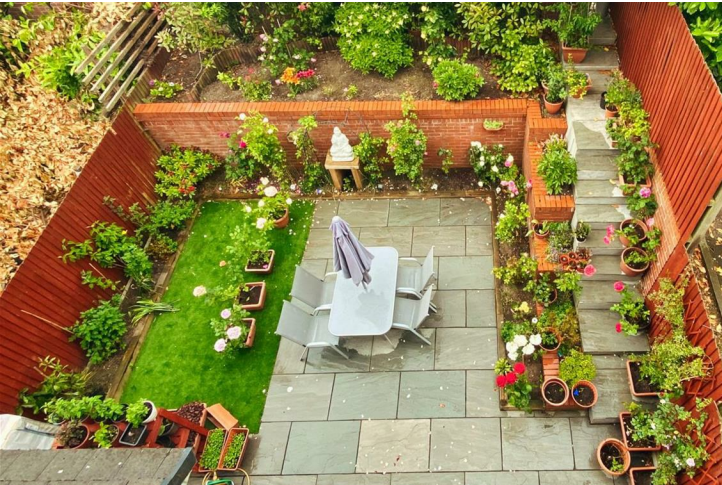
Bedroom Three

7'5 x 8'5 (2.26m x 2.57m)

UPVC double glazed window, central heating radiator.

External

Driveway & integrated garage, front garden. Rear back garden with patio area and stairs to gate.



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