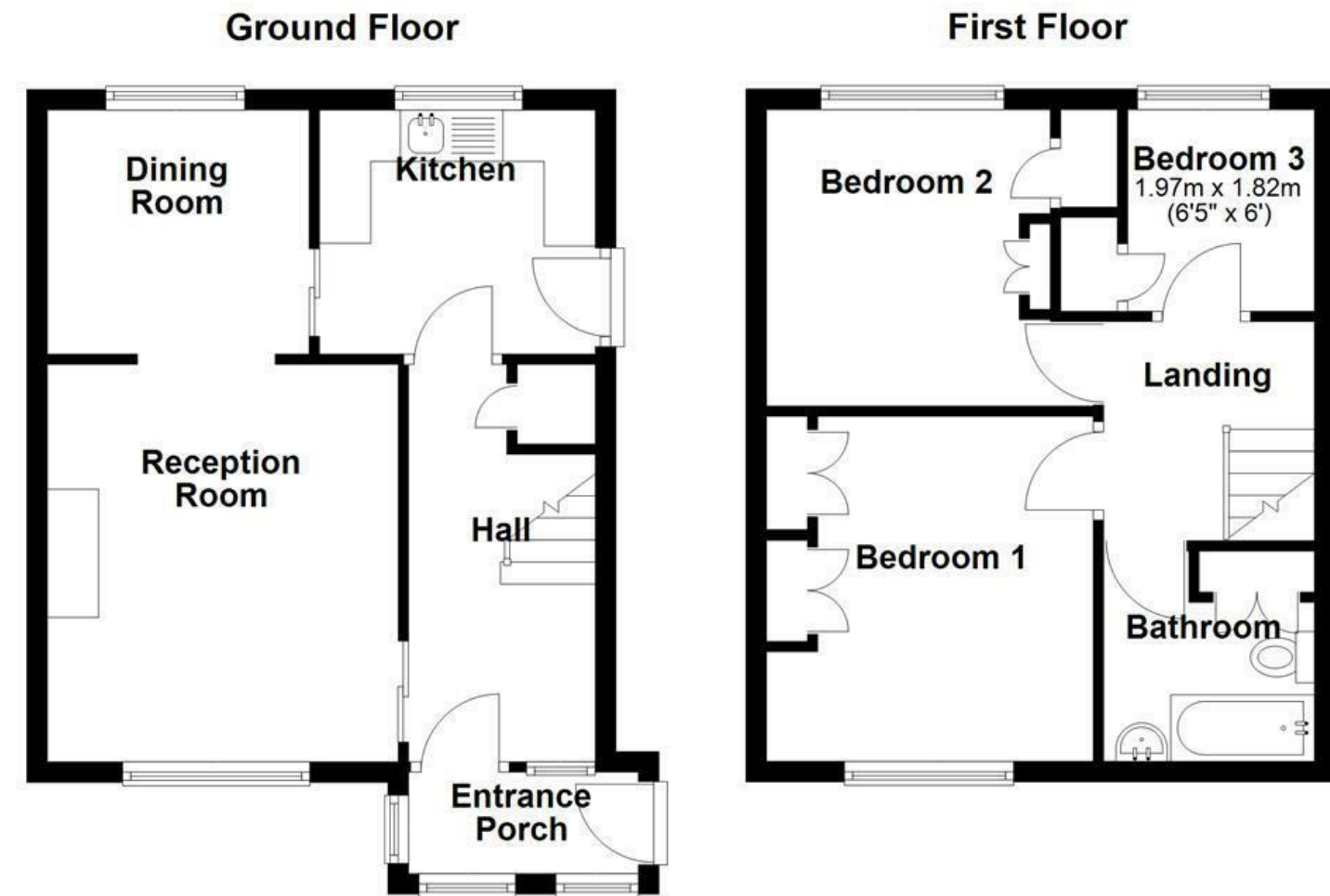




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

Eastfields, Radcliffe, M26 4QE

Offers Over £210,000

THREE BEDROOM SEMI DETACHED PROPERTY WITH VIEWING ESSENTIAL

Situated on Eastfields in Bury, this semi-detached house presents an excellent opportunity for families seeking a comfortable and spacious home. Boasting two inviting reception rooms, the property features a generous living room that seamlessly flows into the dining area, creating an ideal space for family gatherings and entertaining guests.

With three well-proportioned bedrooms, this residence is perfectly suited for family life, offering ample room for everyone. While the property does require some modernisation, it holds tremendous potential to be transformed into a stunning home that reflects your personal style and preferences.

The large enclosed rear garden, laid to lawn, provides a wonderful outdoor space for children to play or for hosting summer barbecues with friends and family. Additionally, the convenience of off-road parking adds to the appeal of this delightful property, ensuring that you have a secure place for your vehicle.

In summary, this semi-detached house on Eastfield is a fantastic opportunity for those looking to create their dream home in a family-friendly neighbourhood. With its spacious layout and potential for improvement, it is a must-see for anyone seeking a property with character and charm.

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Eastfields, Radcliffe, M26 4QE

Offers Over £210,000

 3  1  2  D

- Tenure Leasehold
 - Off Road Parking With Drive
 - No Onward Chain
 - Easy Access To Major Commuter Routes
- Council Tax Band B
 - Ideal Investment Opportunity
 - Enviably Garden Space
- EPC Rating D
 - Bursting With Potential
 - Close Proximity To Local Amenities

Ground Floor

Entrance Porch

7'5 x 3'3 (2.26m x 0.99m)
UPVC double glazed frosted windows, UPVC double glazed door, part tiled elevation, tile effect flooring and door to hall.

Hall

12'2 x 5'11 (3.71m x 1.80m)
Central heating radiator, doors to reception room, kitchen, under stairs storage and stairs to first floor.

Reception Room

12'8 x 11'3 (3.86m x 3.43m)
UPVC double glazed window, gas fire with decorative surround and open access to dining room.

Dining Room

8'5 x 7'10 (2.57m x 2.39m)
UPVC double glazed window, central heating radiator and sliding door to kitchen.

Kitchen

8'10 x 8'5 (2.69m x 2.57m)
UPVC double glazed window, panel wall and base units, laminate work top, stainless steel sink and drainer, plumbing for washing machine, space for under counter fridge, tiled elevation, tiled effect flooring, under stairs storage and door to side elevation.

First Floor

Landing

7'4 x 6'11 (2.24m x 2.11m)
UPVC double glazed window, loft access, doors to three bedrooms and bathroom.

Bedroom One

11'3 x 10'7 (3.43m x 3.23m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

9'7 x 9'1 (2.92m x 2.77m)
UPVC double glazed window, central heating radiator, fitted wardrobe and fitted storage.

Bedroom Three

7' x 6'5 (2.13m x 1.96m)
UPVC double glazed window, central heating radiator and fitted storage.

Bathroom

6'9 x 6'9 (2.06m x 2.06m)
UPVC double glazed frosted window, central heating radiator, pedestal wash basin, low flush WC, panel bath, overhead electric feed shower, tiled elevation, fitted storage and tiled effect flooring.

External

Rear

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

Front

Laid to lawn garden, bedding areas, mature shrubs and paved drive.



Tel: 01617510340

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