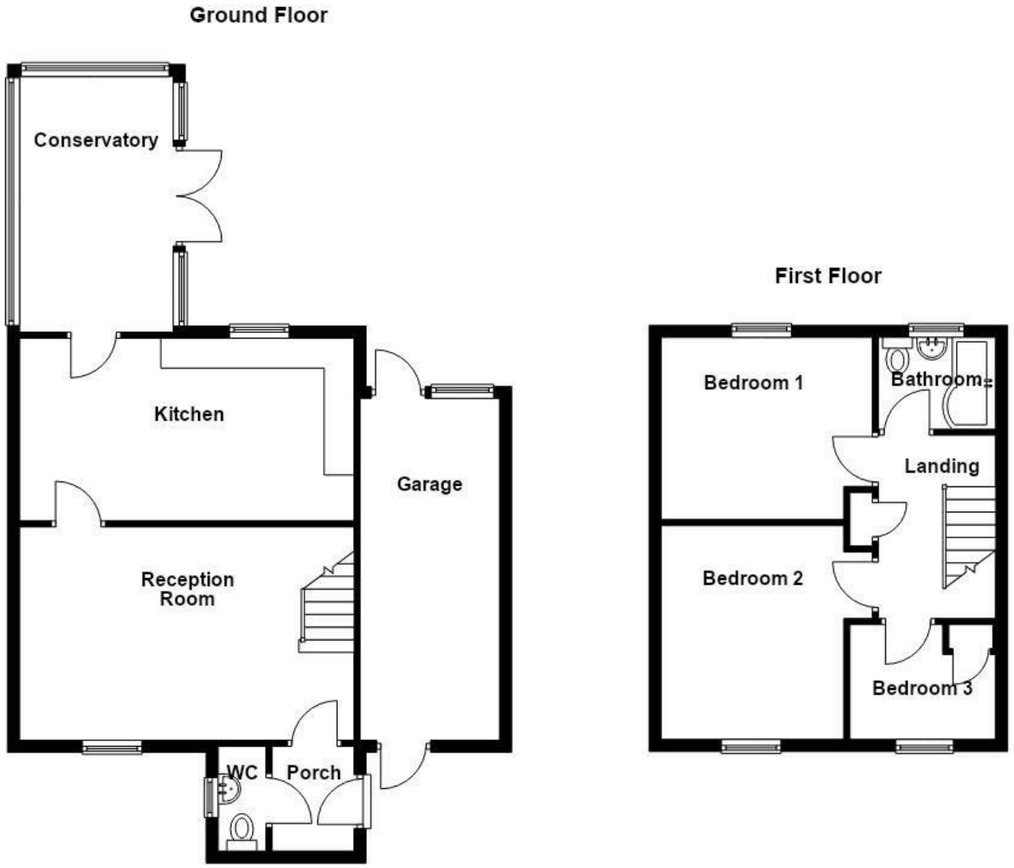
Keenans



Total area: approx. 104.5 sq. metres (1124.9 sq. feet)









Beechfield Drive, Bury, BL9 9QT

£290,000

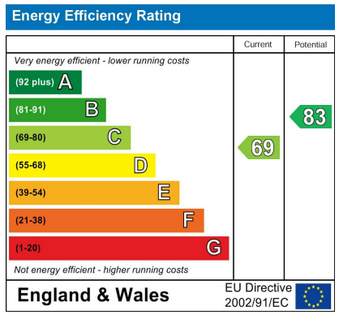
THREE BEDROOM HOME - IDEAL FAMILY HOME

This house offers a perfect blend of comfort and convenience. With a well-designed layout, the property features a welcoming reception room that provides an ideal space for relaxation and entertaining guests.

The spacious bedrooms are designed to accommodate families or individuals seeking extra room for guests or a home office. The two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household.

One of the standout features of this home is the lovely conservatory, which invites natural light and offers a serene space to enjoy the garden views throughout the year. Additionally, the property includes a garage, providing ample storage or parking space, which is a valuable asset in this area.

Situated close to the town centre, residents will benefit from easy access to a variety of shops, restaurants, and local amenities. Furthermore, excellent transport links make commuting and exploring the surrounding areas a breeze.



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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Beechfield Drive, Bury, BL9 9QT

£290,000

3 | 1 | 1 | C

- Link Detached Property
- Spacious Reception Room & Conservatory
- Off Road Parking & Garage
- EPC Rating C
- Three Bedrooms
- Three Piece Bathroom
- Freehold
- Fitted Kitchen
- Front & Rear Gardens
- Council Tax Band C

Ground Floor

Entrance Porch
5'9 x 4'6 (1.75m x 1.37m)

UPVC front entrance door and doors to WC and reception room.

WC
5'9 x 2'8 (1.75m x 0.81m)

UPVC double glazed window, central heating radiator, dual flush WC, wall mounted wash basin, part tiled elevations and laminate flooring.

Reception Room
18'5 x 11'8 (5.61m x 3.56m)

UPVC double glazed window, central heating radiator, television point, laminate flooring and door to the kitchen.

Kitchen
18'4 x 10' (5.59m x 3.05m)

UPVC double glazed window, central heating radiator, range of wall and base units with quartz surfaces and tiled splashbacks, stainless steel one and a half bowl sink with drainer and mixer tap, electric oven with four ring electric hob, extractor hood, plumbing for washing machine, space for fridge freezer, laminate flooring and UPVC double glazed door to the conservatory.

Conservatory
14' x 8'5 (4.27m x 2.57m)

UPVC double glazed windows, central heating radiator, television point, PVC panelled ceiling, laminate flooring and UPVC double glazed French doors to the rear.

First Floor

Landing
10'3 x 6'4 (3.12m x 1.93m)

Loft access and doors to three bedrooms and bathroom.

Bedroom One
11'7 x 10'5 (3.53m x 3.18m)

UPVC double glazed window and central heating radiator.

Bedroom Two
11'7 x 11'5 (3.53m x 3.48m)

UPVC double glazed window and central heating radiator.

Bedroom Three
8' x 6'4 (2.44m x 1.93m)

UPVC double glazed window and central heating radiator.

Bathroom
6'1 x 5' (1.85m x 1.52m)

UPVC double glazed window, central heating towel rail, dual flush WC, vanity top wash basin, panelled bath with direct feed shower overhead, tiled elevations and tiled flooring.

External

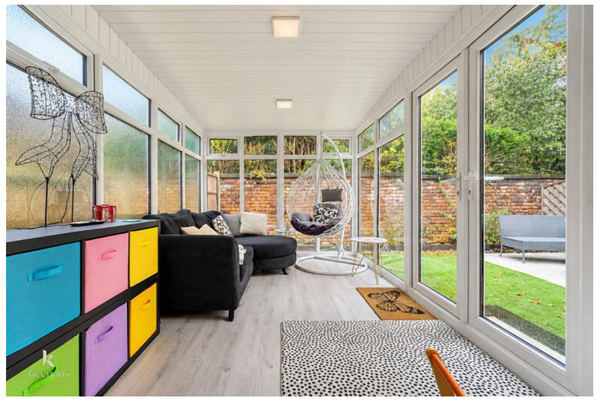
Front
Laid to lawn garden and driveway providing off road parking leading to the garage.

Rear
Artificial lawn garden with paved seating area and access to the garage.

Garage
18'9 x 7'8 (5.72m x 2.34m)

UPVC double glazed frosted window and doors to the front and rear elevations.










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