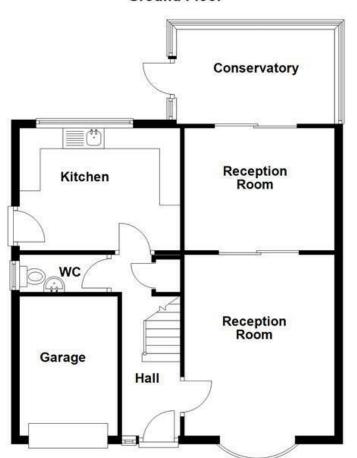
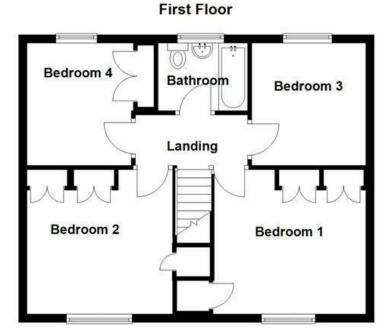
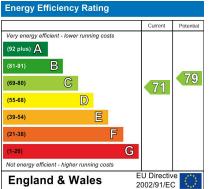
KEENANS Sales & Lettings

Ground Floor







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.









Newhaven Close, Bury, BL8 1XX £400,000

CHARMING FOUR BEDROOM SEMI DETATCHED IN BURY

Nestled in the charming area of Newhaven Close, Bury, this delightful detached house presents an excellent opportunity for families seeking a spacious and comfortable home. Built in 1978, the property boasts four well-proportioned bedrooms, including two generous double rooms equipped with integrated wardrobes and additional storage, ensuring ample space for all your belongings.

The heart of the home is a spacious reception room that seamlessly flows into a dining area, creating an inviting atmosphere for family gatherings and entertaining guests. This area further extends into a beautiful conservatory, which overlooks the rear garden. The large enclosed garden, partly laid to lawn and with a further extensive area of gravel and mature planting, offers a perfect retreat for summer days, providing a safe space for children to play and for adults to relax.

For added convenience, the property features a downstairs WC, enhancing accessibility for all family members and guests. Off-road parking is available in front of the garage, ensuring that you have a secure place for your vehicle.

While the home is in need of some modernisation, it holds immense potential to become your dream residence with a touch of love and creativity. This property is ideal for those looking to put their personal stamp on a family home in a lovely neighbourhood. Don't miss the chance to make this house your own and enjoy all that it has to offer.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Newhaven Close, Bury, BL8 1XX £400,000













- Detached Property
- Traditional Fitted Kitchen
- Off Road Parking And Garage
- EPC Rating: C

Ground Floor

Hall

 $14'2 \times 5'6 \; \big(4.32m \times 1.68m\big)$ UPVC double glazed entrance door, UPVC double glazed frosted window, central heating radiator, under stairs storage, stairs to first

WC

8'1 x 3' (2.46m x 0.91m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps and part tiled

Reception Room One

14'5 x 12' (4.39m x 3.66m)

UPVC double glazed bow window, central heating radiator and sliding door to reception room two.

Reception Room Two

14'10 x 9'9 (4.52m x 2.97m)

Central heating radiator, coving, and sliding door to conservatory and

Conservatory

12'7 x 7'6 (3.84m x 2.29m)

UPVC double glazed windows, tile effect flooring and UPVC double glazed door to rear.

Kitchen

11'7 x 9'9 (3.53m x 2.97m)

UPVC double glazed window, central heating radiator, wall and base units, laminate worktops, tiled splash backs, stainless steel sink with draining board and mixer tap, space for freestanding cooker, space for under counter fridge and UPVC double glazed frosted door to

First Floor

Landing

9'7 x 3'4 (2.92m x 1.02m)

Loft access and doors to four bedrooms and bathroom.

Bedroom One

12'3 x 11'6 (3.73m x 3.51m)

UPVC double glazed window, central heating radiator and fitted

Bedroom Two

11'7 x 11'1 (3.53m x 3.38m)

UPVC double glazed window, central heating radiator and fitted

Bedroom Three

9'2 x 8'4 (2.79m x 2.54m)

UPVC double glazed window and central heating radiator.

- Four Generous Bedrooms
- Three Piece Bathroom
- Tenure: Freehold

- Two Reception Rooms
- Enclosed Rear Garden
- Council Tax Band: E

Bedroom Four

8'11 x 8'4 (2.72m x 2.54m)

UPVC double glazed window, central heating radiator and storage.

Bathroom

7'2 x 5'5 (2.18m x 1.65m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and direct feed shower over, tiled elevation and tile effect flooring.

External

Front

Bedding areas, mature shrubs and paved drive leading to garage.

11'2 x 8'1 (3.40m x 2.46m)

Up and over door

Rear

Enclosed laid to lawn, gravel chippings, bedding areas, paving,















