



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Newhaven Close, Bury, BL8 1XX

£400,000

CHARMING FOUR BEDROOM SEMI DETACHED 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.

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Newhaven Close, Bury, BL8 1XX

£400,000

 4  1  1  C

- Detached Property
- Traditional Fitted Kitchen
- Off Road Parking And Garage
- EPC Rating: C
- Four Generous Bedrooms
- Three Piece Bathroom
- Tenure: Freehold
- Two Reception Rooms
- Enclosed Rear Garden
- Council Tax Band: E

Ground Floor

Hall

14'2 x 5'6 (4.32m x 1.68m)
UPVC double glazed entrance door, UPVC double glazed frosted window, central heating radiator, under stairs storage, stairs to first floor and doors to reception room, kitchen and WC.

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 elevation.

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 door to kitchen.

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 side.

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 wardrobes.

Bedroom Two

11'7 x 11'1 (3.53m x 3.38m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

9'2 x 8'4 (2.79m x 2.54m)
UPVC double glazed window and central heating radiator.

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.

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, storage shed and greenhouse.



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