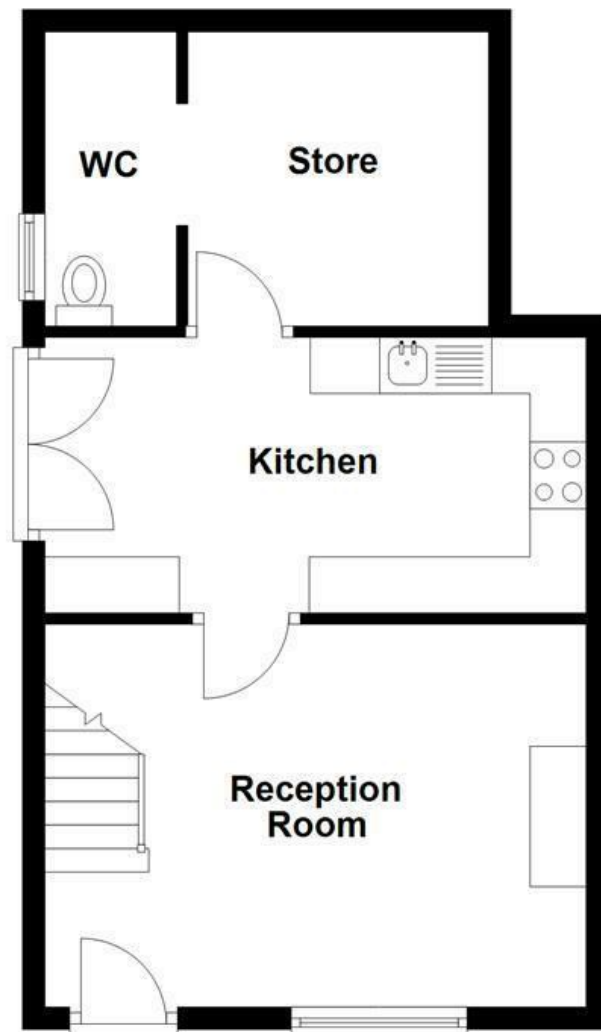
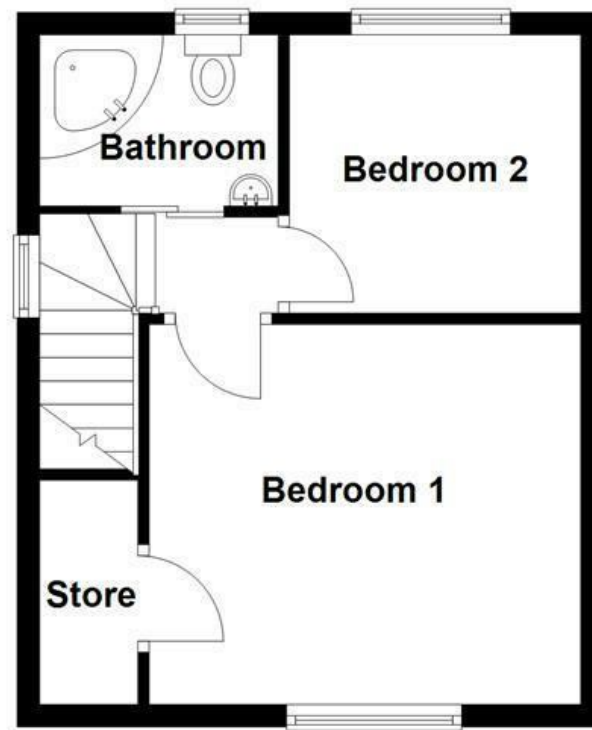


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	65	
(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		

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.

Chaffinch Drive, Bury, BL9 6JU

£165,000

SEMI DETACHED PROPERTY BURSTING WITH POTENTIAL

Situated in Chaffinch Drive of Bury, this semi-detached property is a hidden gem waiting to be discovered. Boasting a cosy reception room, two inviting bedrooms, and a three-piece bathroom, this property offers a perfect canvas for your dream home.

With its versatile lean-to on the side, the potential of this house is simply limitless. Imagine transforming it into a quaint study, or even a convenient storage space - the choice is yours.

Whether you're a first-time buyer looking to make your mark on a property or an investor seeking a project with great promise, this house is brimming with possibilities. Don't miss the chance to turn this semi-detached beauty into the home you've always envisioned.

Chaffinch Drive, Bury, BL9 6JU

£165,000

2

1

1

D

■ Semi Detached Property

■ Fitted Kitchen

■ Enclosed Yard and Versatile Lean-To

■ EPC Rating D

■ Two Bedrooms

■ Bursting with Potential

■ Tenure Freehold

■ Three Piece Bathroom

■ Perfect First Home

■ Council Tax Band A

Ground Floor

Block paved driveway.

Reception Room

15'10 x 11'2 (4.83m x 3.40m)
Hardwood single glazed stained glass front door, UPVC double glazed window, central heating radiator, coving, feature fireplace with wooden mantel, stairs to first floor and door to kitchen.

Kitchen

15'8 x 8'1 (4.78m x 2.46m)
Range of wall and base units with laminate worktops, stainless steel one and a half bowl sink and drainer with mixer tap, tiled splashback, integrated high rise oven, four ring induction hob and extractor hood, integrated dishwasher, UPVC double glazed French doors to lean-to and UPVC double glazed frosted door to store.

Store

9'11 x 8'7 (3.02m x 2.62m)
Space for fridge freezer and door to WC/utility.

WC/Utility

6'2 x 3'10 (1.88m x 1.17m)
UPVC double glazed frosted window, plumbing for washing machine, dual flush WC, rinse head, tiled elevations and tiled flooring.

Lean-To

31'0 x 15'0 (9.45m x 4.57m)

First Floor

Landing

6'4 x 6'1 (1.93m x 1.85m)
UPVC double glazed frosted window, doors to two bedrooms and bathroom.

Bedroom One

12'4 x 11'4 (3.76m x 3.45m)
UPVC double glazed window, central heating radiator and door to over stairs storage.

Bedroom Two

9'5 x 8'11 (2.87m x 2.72m)
UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bathroom

7'5 x 4'10 (2.26m x 1.47m)
UPVC double glazed frosted window, central heated towel rail, vanity top wash basin with mixer tap, dual flush WC, corner panel bath with mixer tap and overhead direct feed shower with rinse head, tiled elevations and laminate flooring.

External

Rear

Enclosed yard with artificial lawn.

Front

A photograph of a modern kitchen with light blue upper and lower cabinets, a dark wood-grain countertop, and a stainless steel sink with a chrome faucet. A tiled splashback and a range hood are visible above the stove area.

A photograph of the kitchen area from a different angle, showing a window with a red rug placed in front of it. The light blue cabinets and wooden countertop are consistent with the previous image.

A photograph of a bedroom featuring a bed with a blue and gold patterned duvet, a white chest of drawers, and two large white wardrobes. A window with light green curtains is visible in the background.

A photograph of the rear garden, which is covered in artificial green grass. It includes a wooden fence, a shed, and various garden items like pots and a wheelbarrow.

A photograph showing another view of the rear garden, highlighting the artificial grass, a white brick wall, and a black door leading into the property.

A photograph of a bedroom with a bed, a blue chest of drawers, and a white wardrobe. The room has a light-colored wall and a window.

A photograph of a bedroom with a bed, a white chest of drawers, and a white wardrobe. The room has a light-colored wall and a window.

A photograph of a bathroom featuring a white bathtub, a white toilet, and a wall with a colorful mosaic tile pattern. A window is visible above the toilet.

Tel: 01617510340

www.keenans-estateagents.co.uk