



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	76
England & Wales		
EU Directive 2002/91/EC		

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Foulds Avenue, Bury, BL8 2SF

Offers Over £350,000

A SPACIOUS FOUR-BEDROOM FAMILY HOME

Nestled on the charming Foulds Avenue in Bury, this spacious semi-detached family home presents an exceptional opportunity for those seeking a comfortable and versatile living space. Boasting three generous reception rooms, this property is perfect for both entertaining guests and enjoying family time. The four well-proportioned bedrooms provide ample space for a growing family, ensuring everyone has their own sanctuary.

The home features two bathrooms, catering to the needs of a busy household. The neutral decor throughout offers a blank canvas, allowing you to personalise the space to your taste, while also being move-in ready for those who prefer to settle in without delay.

Outside, the property benefits from an enclosed rear garden, ideal for children to play safely or for hosting summer barbecues. Additionally, off-road parking and an integral garage provide convenience and security for your vehicles.

Situated in a desirable location close to the heart of Bury, this home is well-connected to local amenities, schools, and transport links, making it an ideal choice for families. This property truly embodies the essence of a dream family home, combining space, comfort, and potential in one attractive package. Don't miss the chance to make this delightful house your new home.

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Foulds Avenue, Bury, BL8 2SF
Offers Over £350,000

 4  1  3  D

- Charming Semi Detached Property
 - Spacious Kitchen
 - Off Road Parking and Integral Garage
 - EPC Rating D
- Four Bedrooms
 - Ample Living Space
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Extensive Rear Garden
 - Council Tax Band C

Ground Floor

Entrance Porch

6'0 x 5'3 (1.83m x 1.60m)
UPVC double glazed front door, UPVC double glazed windows, tiled flooring and hardwood single glazed frosted door to hall.

Hall

12'1 x 6'5 (3.68m x 1.96m)
Central heating radiator, smoke detector, wood effect flooring, doors leading to kitchen, reception room two and stairs to first floor.

Reception Room Two

12'10 x 11'4 (3.91m x 3.45m)
Central heating radiator, coving, open arch to reception room one and double doors to reception room three.

Reception Room One

11'5 x 10'11 (3.48m x 3.33m)
UPVC double glazed box bay window, central heating radiator, coving, living flame gas fire with marble hearth and surround, two feature wall lights and television point.

Reception Room Three

10'2 x 7'11 (3.10m x 2.41m)
Central heating radiator, wood effect flooring and UPVC double glazed French doors to rear.

Kitchen

17'11 x 15'1 (5.46m x 4.60m)
Two UPVC double glazed windows, Velux window, central heating radiator, range of panelled wall and base units with laminate work surfaces, central island with breakfast bar, New World range cooker with seven ring gas hob and integrated extractor hood, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated dishwasher, plumbing for washing machine, space for dryer, space for fridge, spotlights, Karndean tiled flooring, doors to WC, garage and UPVC double glazed door to rear.

WC

4'5 x 3'0 (1.35m x 0.91m)
Central heated towel rail, dual flush plate WC, vanity top wash basin with mixer tap, extractor fan, spotlights, partially tiled elevations and wood effect flooring.

Garage

12'0 x 7'10 (3.66m x 2.39m)
Space for freezer, tiled effect flooring and up and over garage door.

First Floor

Landing

8'4 x 6'5 (2.54m x 1.96m)

Bedroom One

12'11 x 11'3 (3.94m x 3.43m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

19'3 x 7'8 (5.87m x 2.34m)
Two UPVC double glazed windows, central heating radiator, coving and wood effect flooring.

Bedroom Three

11'3 x 11'0 (3.43m x 3.35m)
UPVC double glazed box bay window, central heating radiator and fitted wardrobes.

Bedroom Four

7'8 x 6'6 (2.34m x 1.98m)
UPVC double glazed window, central heating radiator and wood effect flooring.

Bathroom

7'7 x 6'3 (2.31m x 1.91m)
UPVC double glazed frosted window, central heated towel rail, dual flush plate WC, vanity top wash basin with mixer tap, panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, PVC panelling to ceiling, spotlights, tiled elevations, Worcester boiler enclosed and tiled flooring.

External

Rear

Enclosed laid to lawn garden with paving, bedding areas and timber shed.

Front

Laid to lawn garden, bedding areas and block paved driveway.



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