



## Bournville Drive, Bury, BL8 2UF

### Offers Over £300,000

THREE BEDROOM DETACHED HOME WITH GENEROUS REAR GARDEN AND OFF-ROAD PARKING

Nestled in the charming area of Bournville Drive, Bury, this delightful detached family home offers a perfect blend of space and comfort. Built in 1990, the property spans an impressive 1,130 square feet and features three well-proportioned bedrooms, with the main bedroom benefiting from its own ensuite shower room for added convenience.

The home boasts a versatile layout, comprising two inviting reception rooms and a bright conservatory, providing ample space for family gatherings and entertaining guests. The generous off-road parking ensures that you will never be short of space for vehicles, while the good-sized rear garden presents an excellent opportunity for outdoor enjoyment, whether it be for children to play or for hosting summer barbecues.

This property is ideal for a growing family seeking a home they can personalise and transform into their dream residence. Its great location offers easy access to nearby amenities, reputable schools, and convenient commuter routes, making it a practical choice for those balancing work and family life.

In summary, this detached house on Bournville Drive is a wonderful opportunity for families looking to settle in a welcoming community, with the potential to create a truly special home.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 64                      | 73        |
| (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.

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 3  2  3  D

- Spacious Detached Property
- Ample Living Space
- Off Road Parking
- EPC Rating D
- Three Bedrooms
- Ideal Family Home
- Tenure Freehold
- Two Bathrooms
- Immaculate Rear Garden
- Council Tax Band D

## Ground Floor

### Entrance Porch

4'6 x 2'10 (1.37m x 0.86m)

Composite double glazed front door, UPVC double glazed window, wood effect flooring and door to reception room one.

### Reception Room One

14'10 x 10'6 (4.52m x 3.20m)

UPVC double glazed window, central heating radiator, living flame gas fire, wood effect flooring and doors to reception room two and reception room three.

### Reception Room Two

13'4 x 7'6 (4.06m x 2.29m )

UPVC double glazed window, central heating radiator and wood effect flooring.

### Reception Room Three

13'5 x 10'2 (4.09m x 3.10m )

Central heating radiator, open to kitchen, under stairs storage, sliding door to conservatory and stairs to first floor.

### Kitchen

10'8 x 8'1 (3.25m x 2.46m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate work surfaces, integrated oven with five ring gas hob and extractor hood, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, plumbing for washing machine, plumbing for dishwasher, space for under counter fridge, enclosed boiler and tiled flooring.

### Conservatory

11'9 x 8'3 (3.58m x 2.51m )

UPVC double glazed windows, with pitched polycarbonate roof, ceiling fan, tiled flooring and UPVC double glazed French doors to rear.

## First Floor

### Landing

Loft access, smoke detector, doors leading to three bedrooms and bathroom.

### Bedroom One

11'4 x 9'10 (3.45m x 3.00m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite.

### En Suite

9'3 x 2'10 (2.82m x 0.86m)

UPVC double glazed frosted window, central heated towel rail, pedestal wash basin with mixer tap, low basin WC, direct feed shower, partially tiled elevations and wood effect flooring.

### Bedroom Two

10'1 x 9'3 (3.07m x 2.82m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

9'6 x 6'7 (2.90m x 2.01m )

UPVC double glazed window and central heating radiator.

### Bathroom

10'0 x 6'8 (3.05m x 2.03m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with traditional taps, electric feed shower, wood cladding to ceiling, spotlights, extractor fan, partially tiled elevations and vinyl flooring.

### External

#### Rear

Enclosed garden with laid to lawn and block paving.

#### Front

Block paved driveway.



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