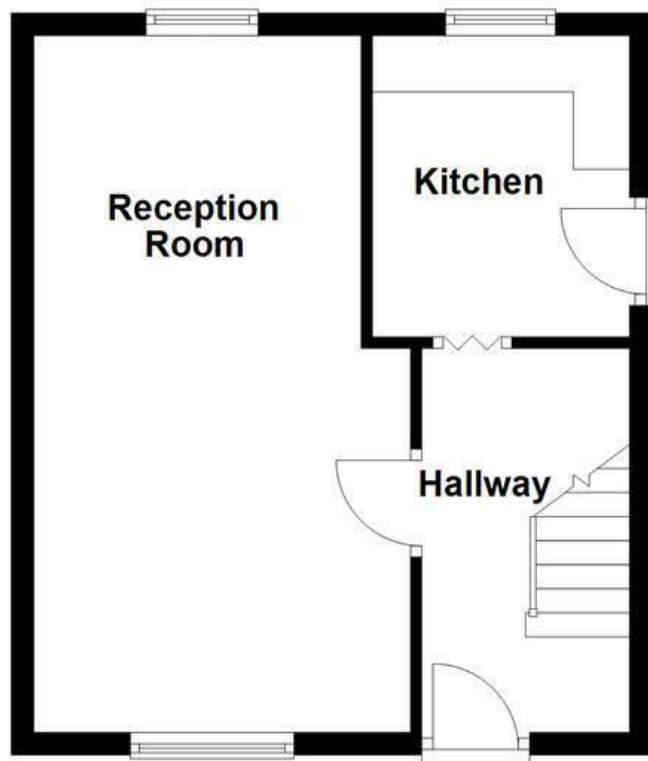
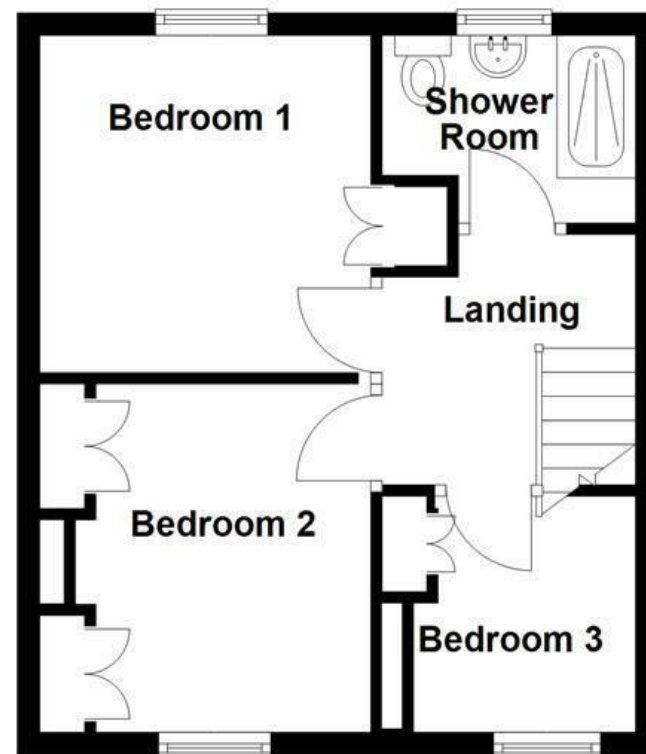


Ground Floor



First Floor



## Langdale Drive, Bury, BL9 8HP

### Offers Over £250,000

THREE BEDROOM FAMILY HOME IN BURY


Located on the desirable Langdale Drive in Bury, this semi-detached house presents an excellent opportunity for those looking to create their dream home. The property boasts a spacious reception room, which is perfect for both relaxation and entertaining, and has ample space to accommodate a dining area.

The generous kitchen offers a practical layout, providing a wonderful space for culinary creativity. Upstairs, you will find three well-proportioned bedrooms, each offering a comfortable retreat for family members or guests. The well-appointed bathroom completes the living space, ensuring convenience for all.

Outside, the rear yard features bedding areas, providing a blank canvas for gardening enthusiasts or those wishing to create a tranquil outdoor space.

It is important to note that the house requires modernisation, allowing you the chance to personalise and enhance the property to suit your tastes and lifestyle. With its potential and prime location, this home is a fantastic opportunity for buyers looking to invest in a property with room for improvement. Don't miss the chance to make this house your own.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(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.

# Langdale Drive, Bury, BL9 8HP

Offers Over £250,000



- Semi Detached Property
- Spacious Reception Room
- Off Road Parking
- EPC Rating D
- Three Bedrooms
- Three Piece Shower Room
- Freehold
- Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band C

## Ground Floor

### Entrance Hallway

11'3 x 6'1 (3.43m x 1.85m)

UPVC double glazed front entrance door, central heating radiator, coving, smoke alarm, stairs to the first floor, door to reception room and bi-folding doors to the kitchen.

### Kitchen

8'10 x 7'6 (2.69m x 2.29m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate surfaces and tiled splashbacks, stainless steel sink with drainer and mixer tap, space for cooker, plumbing for washing machine, space for fridge freezer, boiler, serving hatch, laminate flooring and UPVC double glazed door to the rear.

### Reception Room

20'7 x 11' (6.27m x 3.35m)

Two UPVC double glazed windows, central heating radiator, gas fire with wooden mantel and coving.

## First Floor

### Landing

7'8 x 7'4 (2.34m x 2.24m)

UPVC double glazed frosted window, smoke alarm, loft access, coving and doors to three bedrooms and bathroom.

### Bedroom One

10'1 x 9'8 (3.07m x 2.95m)

UPVC double glazed window, central heating radiator, fitted storage and coving.

### Bedroom Two

10'2 x 9'7 (3.10m x 2.92m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

### Bedroom Three

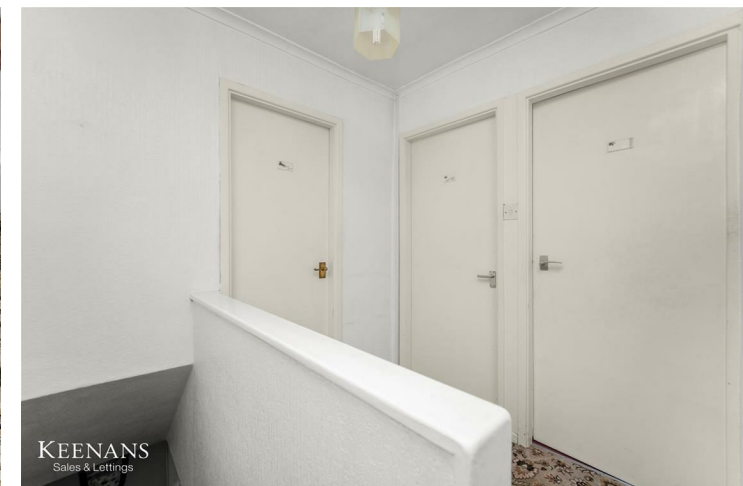
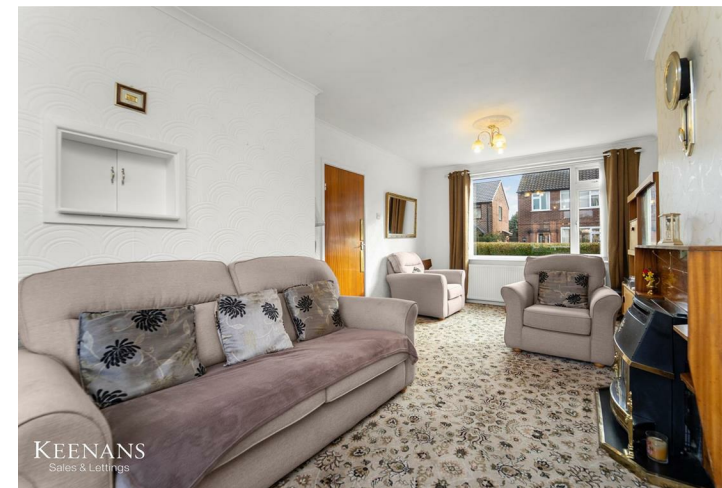
7'5 x 6'11 (2.26m x 2.11m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

### Shower Room

7'4 x 5'6 (2.24m x 1.68m)

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin, electric feed shower enclosure, tiled elevations, extractor fan and laminate flooring.



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