

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	81
(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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Valley Mill Lane, Bury, BL9 9BY

£299,950

FOUR BEDROOM DETACHED TOWNHOUSE NOT TO BE MISSED

Nestled in the charming area of Valley Mill Lane, Bury, this delightful detached townhouse offers a perfect blend of comfort and elegance. With four generously sized bedrooms, this property is ideal for families or those seeking extra space. The layout includes a welcoming reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests.

The two well-appointed bathrooms ensure convenience for all residents, making morning routines a breeze. The spacious rooms throughout the house allow for versatile living arrangements, whether you wish to create a home office, a playroom, or simply enjoy the luxury of extra space.

One of the standout features of this property is its lovely gardens, which are surrounded by lush greenery. This serene outdoor space offers a peaceful retreat from the hustle and bustle of daily life, perfect for enjoying a morning coffee or hosting summer barbecues with family and friends.

Located in a desirable area, this townhouse not only provides a comfortable living environment but also benefits from the natural beauty of its surroundings. With ample room for growth and personalisation, this property is a wonderful opportunity for anyone looking to make a house a home in Bury.

Valley Mill Lane, Bury, BL9 9BY

£299,950



- Tenure Leasehold
- Council Tax Band C
- EPC Rating C
- Garage and Off Road Parking
- Four Generously Sized Bedrooms
- Ideal Detached Family Home
- Downstairs Shower Room for Convenience
- Viewing Essential
- Abundance of Outdoor Space
- Easy Access to Major Commuter Routes

Ground Floor

Entrance

PVC door to hall.

Hallway

8'11 x 15'9 (2.72m x 4.80m)

UPVC double glazed window, smoke alarm, central heating, tiled floor, doors to utility to bedroom & WC.

Downstairs Shower Room

7'8 x 4'7 (2.34m x 1.40m)

Central heating radiator, spotlights, extractor fan, tile flooring, dual flush toilet, pedal sink, walk-in shower with direct feed.

Utility

8'8 x 5'7 (2.64m x 1.70m)

UPVC double glazed window, PVC frosted door, tiled flooring and splash back, high gloss wall & base units, boiler, stainless steel sink with mixer tap, plumbing for washing machine.

Bedroom Four

Double glazed French doors, central heating radiator, TV point.

First Floor

Landing

12'8 x 6'1 (3.86m x 1.85m)

Three UPVC double glazed windows, central heating, smoke alarm, stairs to ground floor and second floor.

Kitchen

10'1 x 7'9 (3.07m x 2.36m)

UPVC double glazed window, central heating radiator high gloss wall & base units, stainless steel half sink, marble worktop, integrated Beko cooker with extractor fan, four ring electric hob, integrated fridge/freezer.

Reception Room

23'3 x 11'0 (7.09m x 3.35m)

Two UPVC double glazed windows, two central heating radiators, TV point.

Second Floor

Landing

9'4 x 8'0 (2.84m x 2.44m)

UPVC double glazed window, smoke alarm, loft access with boarded loft, doors to three bedrooms, bathroom and storage cupboard.

Bedroom Two

7'9 x 10'3 (2.36m x 3.12m)

UPVC double glazed window, central heating radiator.

Bathroom

6'4 x 5'9 (1.93m x 1.75m)

UPVC double glazed frosted window, three-piece suite, dual flush WC, panelled bath with rainfall overhead shower and traditional taps. Tiled elevations and flooring. Wash basin with traditional taps.

Bedroom One

8'8 x 12 (2.64m x 3.66m)

UPVC double glazed window, central heating radiator.

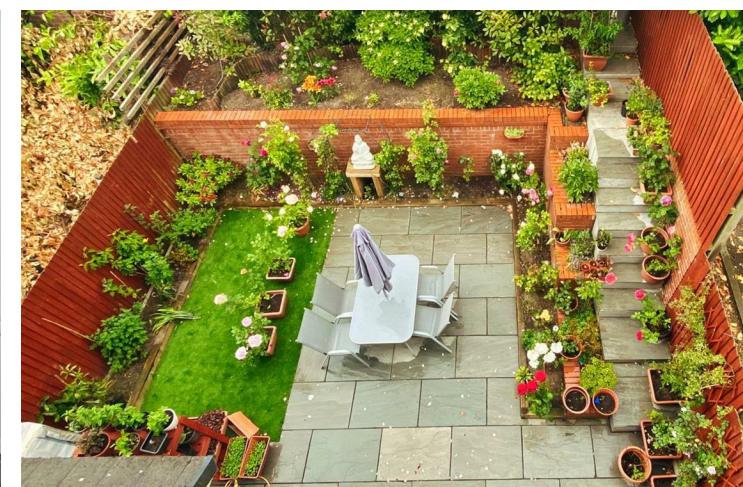
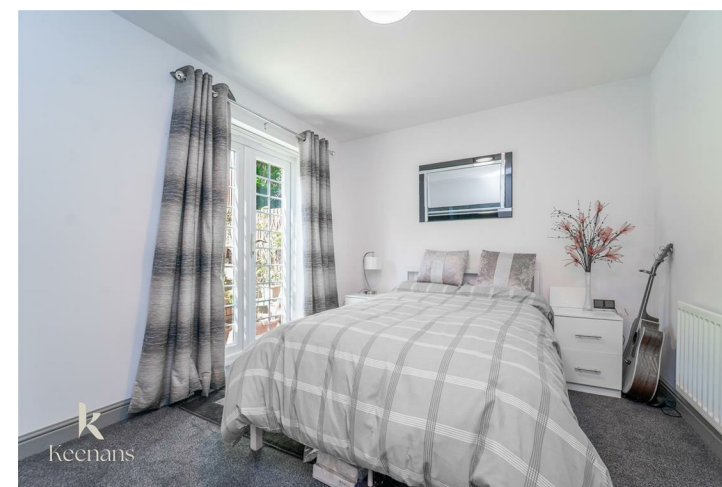
Bedroom Three

7'5 x 8'5 (2.26m x 2.57m)

UPVC double glazed window, central heating radiator.

External

Driveway & integrated garage, front garden. Rear back garden with patio area and stairs to gate.



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