



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(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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Laburnum Drive, Bury, BL9 8NB

Offers Over £290,000

THE PERFECT CONTEMPORARY FAMILY HOME

Nestled in the desirable area of Unsworth, Bury, Laburnum Drive presents an exquisite semi-detached house that has been meticulously updated to the highest standard. This charming property boasts immaculate presentation, with spacious rooms adorned in neutral décor, making it an ideal canvas for any family.

Upon entering, you will be greeted by a bright and airy reception room that flows seamlessly into the rest of the home. The property features three generously sized bedrooms, providing ample space for family living or guests. The well-appointed bathroom adds to the convenience of this lovely home.

One of the standout features of this property is the enviable garden space, perfect for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the double driveway offers plenty of parking, a valuable asset in today's busy world.

With no chain delay, this home is ready for you to move straight in and start creating lasting memories. The location is particularly advantageous, with easy access to local bus routes, reputable schools, and a variety of amenities. Furthermore, excellent transport links to Manchester, Bury, and major motorways ensure that commuting is a breeze.

Laburnum Drive, Bury, BL9 8NB

Offers Over £290,000



- An Exquisite Semi Detached Property
- Sought After Location
- Off Road Parking
- Tenure Freehold
- Three Bedrooms
- No Chain Delay
- EPC Rating D
- Modern Throughout
- Perfect Family Home
- Council Tax Band C

Ground Floor

Entrance

Composite double glazed frosted door to the hallway.

Hallway

7'10 x 6'7 (2.39m x 2.01m)

UPVC double glazed window, central heating radiator, spotlights, smoke alarm, wood effect laminate flooring, single glazed door to the reception room, staircase to the first floor.

Reception Room

18'11 x 10'9 (5.77m x 3.28m)

UPVC double glazed bay window, central heating radiator, spotlights, television point, wood effect laminate flooring, open to the kitchen, UPVC double glazed sliding door to the conservatory.

Kitchen

10'5 x 7'10 (3.18m x 2.39m)

Two UPVC double glazed windows, a range of panelled wall and base units, marble effect laminate surface, tiled splash backs, stainless steel one and a half sink and drainer with a high spout spring mixer tap, integrated electric double Beko oven with a four ring Hoover induction hob, space for a fridge freezer, integrated dishwasher and washing machine, integrated Glow Worm boiler, spotlights, under staircase storage cupboard, wood effect laminate flooring.

Conservatory

8'8 x 5'11 (2.64m x 1.80m)

UPVC double glazed surrounding windows, polycarbonate roof, tiled flooring, UPVC double glazed French doors to the rear.

First Floor

Landing

7'9 x 5'7 (2.36m x 1.70m)

UPVC double glazed window, loft hatch, smoke alarm, spotlights, doors to three bedrooms and bathroom.

Bedroom One

11'1 x 10'9 (3.38m x 3.28m)

UPVC double glazed bay window, central heating radiator, spotlights, television point.

Bedroom Two

11'1 x 8'6 (3.38m x 2.59m)

UPVC double glazed window, central heating radiator, spotlights, television point.

Bedroom Three

7'9 x 7'9 (2.36m x 2.36m)

UPVC double glazed window, central heating radiator, spotlights, television point.

Bathroom

7'6 x 6'6 (2.29m x 1.98m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a vanity top wash basin with mixer tap, dual flush WC, panelled bath with a mixer tap and a direct feed rainfall shower and rinse head, tiled elevations, spotlights, slate effect vinyl flooring.

External

Rear

Enclosed garden with laid to lawn, paving, tarmac patio area and bedded areas.

Front

Tarmac double driveway with slate chipped bedding areas.



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