

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		77	
(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	

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.

The Drive, Bury, BL9 5DG

£299,950

STUNNING THREE BEDROOM, SEMI-DETACHED PROPERTY.

Nestled in the desirable area of The Drive, Bury, this charming semi-detached house offers a perfect blend of space and comfort, making it an ideal family home. Boasting three generously sized bedrooms, this property provides ample room for relaxation and personal space. The two large reception rooms are perfect for entertaining guests or enjoying quiet family evenings, allowing for versatile use according to your lifestyle needs.

The heart of the home is complemented by a well-appointed bathroom, ensuring convenience for all residents. One of the standout features of this property is the expansive garden, which not only offers a delightful outdoor space for children to play and for gardening enthusiasts to flourish, but also includes a garage for additional storage or parking.

This large three-bedroom house is a rare find in a sought-after location, providing both comfort and practicality. With its spacious interiors and lovely outdoor area, it presents an excellent opportunity for those looking to settle in a welcoming community. Whether you are a growing family or simply seeking more space, this property is sure to meet your needs and exceed your expectations. Do not miss the chance to make this wonderful house your new home.

For more information or to book a viewing, please contact our Bury branch as soon as possible.

The Drive, Bury, BL9 5DG

£299,950



- Three-bedroom Semi-detached
- Large Private Garden
- Off Road Parking
- Tenure - Leasehold
- Two Spacious Reception Rooms
- Garage For Storage
- EPC Rating - C
- Generous Family Living Space
- Sought-after Location
- Council Tax Band - D

Ground Floor

Entrance Door

Hardwood single glazed frosted French doors to entrance vestibule.

Entrance Vestibule

2'8 x 2 (0.81m x 0.61m)

Hardwood single glazed frosted door to hall.

Hall

13'9 x 7'9 (4.19m x 2.36m)

Three UPVC double glazed frosted windows, central heating radiator, coving, smoke alarm, three hardwood doors to reception room one, reception room two, kitchen and stairs to first floor.

Reception Room One

13'9 x 11'9 (4.19m x 3.58m)

UPVC double glazed window, central heating radiator, coving, picture rail.

Reception Room Two

11'8 x 10'8 (3.56m x 3.25m)

UPVC double glazed bay window, central heating radiator, coving, picture rail.

Kitchen

11'9 x 7'8 (3.58m x 2.34m)

UPVC double glazed window, UPVC double glazed frosted window, central heating radiator, panelled wood effect wall and base units, granite effect surfaces, stainless steel splash backs, single stainless steel sink, electric oven and rings, space for fridge/freezer, space for washing machine, hardwood single glazed frosted door to rear, vinyl flooring.

First Floor

Landing

9'9 x 7'8 (2.97m x 2.34m)

UPVC double glazed frosted window, coving, loft access, five hardwood doors to 3 bedrooms, bathroom and WC.

Bedroom One

12'9 x 11'7 (3.89m x 3.53m)

UPVC double glazed window, central heating radiator, coving, picture rail.

Bedroom Two

12 x 11'7 (3.66m x 3.53m)

UPVC double glazed bay window, central heating radiator, picture rail.

Bedroom Three

8'7 x 7'8 (2.62m x 2.34m)

UPVC double glazed bay window, central heating radiator, coving.

WC

4'8 x 2'6 (1.42m x 0.76m)

UPVC double glazed frosted window, singular flush low basin WC, tile elevations, lino flooring.

Bathroom

7'9 x 5'9 (2.36m x 1.75m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with traditional taps, panelled bath with mixer taps, overhead electric feed shower, bidet, tiled elevations, storage, lino flooring.

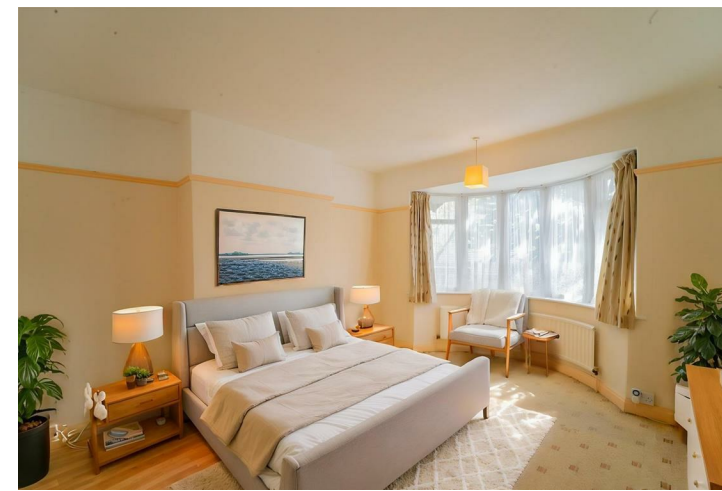
External

Rear

Paving, laid to lawn garden, mature shrubbery, garage.

Front

Paved driveway, laid to lawn garden, mature shrubbery.



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