

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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Horne Street, Bury, BL9 9HS

Offers Over £210,000

THREE BEDROOM FAMILY HOME IN BURY

Situated on Horne Street in the charming town of Bury, this delightful house offers a perfect blend of comfort and functionality. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space for a home office.

As you enter, you are welcomed by a spacious reception room, which is beautifully illuminated by natural light streaming through the bay window. This inviting space is perfect for relaxation or entertaining guests. Adjacent to this, you will find a generous dining room that overlooks the rear enclosed yard, which is laid to lawn, providing a lovely outdoor area for children to play or for hosting summer barbecues. The adjoining kitchen is conveniently located, making meal preparation a breeze.

The property features two double bedrooms, offering ample space for rest and relaxation. The third bedroom, while slightly smaller, presents a versatile opportunity to be transformed into a home office or study, catering to the needs of modern living.

This house is not only a comfortable home but also a wonderful opportunity to enjoy the vibrant community of Bury. With its appealing layout and practical features, it is sure to attract those looking for a welcoming and functional living space. Do not miss the chance to make this charming property your own.

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 3  1  2  D

- Tenure Leasehold
- On Street Parking
- Viewing Essential
- Easy Access To Major Commuter Routes
- Council Tax Band B
- Three Well Proportioned Bedrooms
- Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating D
- Ideal Family Home
- Ample Garden Space

Ground Floor

Entrance

UPVC double glazed door with UPVC double glazed window to hall.

Hall

14'6 x 5' (4.42m x 1.52m)

Central heating radiator, spotlights, under stairs storage, doors to reception room, dining room, stairs to first floor and wood effect laminate flooring.

Reception Room

12' x 10'10 (3.66m x 3.30m)

UPVC double glazed box window, central heating radiator, integrated gas fire, television point, alcove shelving and storage, spotlights, LED lighting and wood effect laminate flooring.

Dining Room

12'9 x 12'1 (3.89m x 3.68m)

Coving, central heating radiator, two feature wall lights, wood effect flooring, UPVC double glazed French doors to rear and open access to kitchen.

Kitchen

9'1 x 5'10 (2.77m x 1.78m)

UPVC double glazed window, range of wall and base units, laminate work top, composite one and a half sink and drainer with mixer tap, integrated oven, four ring electric hob, tiled splash back, extractor hood, plumbed for washing machine, integrated fridge freezer and wood effect flooring.

First Floor

Landing

9'8 x 5'10 (2.95m x 1.78m)

Loft access, spotlights, doors to three bedrooms and bathroom.

Bedroom One

12'10 x 10'16 (3.91m x 3.05m)

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

Bedroom Two

10'10 x 8'11 (3.30m x 2.72m)

UPVC double glazed window, central heating radiator and storage.

Bedroom Three

9' x 7'9 (2.74m x 2.36m)

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

Bathroom

5'11 x 5'9 (1.80m x 1.75m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, overhead direct feed shower, spotlights, tiled elevation and tiled effect flooring.

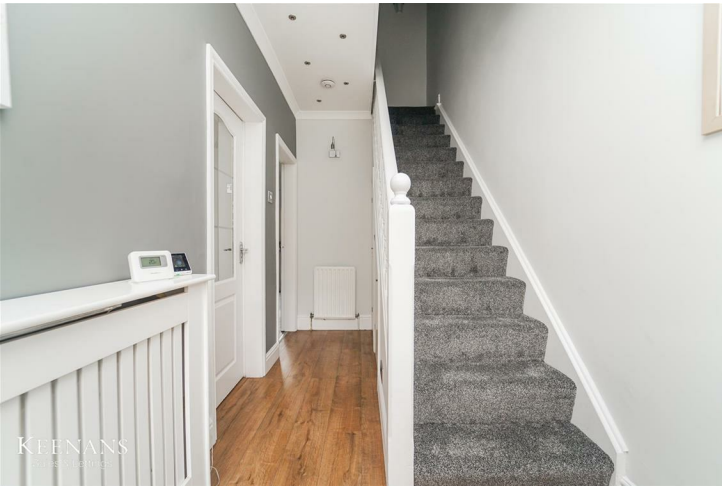
External

Rear

Enclosed laid to lawn garden, paving, timber shed and double gates to shared access road.

Front

Enclosed courtyard, paving, gravel chipped bedding area with mature shrubs.



Tel: 01617510340

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