


| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 85 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 54 | |
| (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.

Eskdale Close, Unsworth, BL9 8HX

Offers Over £350,000

AN EXCEPTIONAL, FULLY RENOVATED FAMILY HOME

Having undergone a full transformation to the highest standard throughout with the most immaculate finish, this exquisite three bedroom semi detached property is being proudly welcomed to the market in the desirable location of Bury.

As you step inside, you will be greeted by beautifully bright rooms adorned with neutral decorations, creating a warm and inviting atmosphere. The fully equipped fitted kitchen diner is a highlight, perfect for family gatherings and entertaining guests. The enviable family bathroom has also been renovated to a high specification, ensuring comfort and luxury in your daily routine.

This home flows effortlessly, showcasing a harmonious blend of indoor and outdoor space. The property boasts a detached garage, providing ample storage or potential for a workshop. The garden space, both at the front and rear, offers a delightful area for children to play or for adults to unwind in the fresh air.

Situated in a quiet cul-de-sac, this property benefits from a convenient location, with easy access to bus routes, local schools, and various amenities. Additionally, it is well-connected to Manchester, Bolton, Rossendale, and major motorway links, making commuting a breeze.

Eskdale Close, Unsworth, BL9 8HX

Offers Over £350,000

 3  1  1  E

- Fully Renovated Semi Detached Property
- Stunning Dining Kitchen
- Off Road Parking and Garage
- EPC Rating E
- Three Bedrooms
- Stylish Presentation Throughout
- Tenure Freehold
- Four Piece Bathroom Suite
- Immaculate Rear Garden
- Council Tax Band C

Ground Floor

Entrance Porch

6'3 x 5'2 (1.91m x 1.57m)

UPVC double glazed front door, UPVC double glazed window, feature wall light, wood effect tiled flooring and hardwood single glazed frosted leaded door to hall.

Hall

14'4 x 6'3 (4.37m x 1.91m)

Central heating radiator, smoke detector, doors leading to reception room, kitchen/dining area, WC and stairs to first floor with wrought iron balustrade.

Reception Room

13'10 x 11'10 (4.22m x 3.61m)

UPVC double glazed bow window, central heating radiator and television point.

WC

3'5 x 3'4 (1.04m x 1.02m)

Dual flush WC, vanity top wash basin with mixer tap, extractor fan and wood effect laminate flooring.

Kitchen/Dining Area

18'9 x 11'10 (5.72m x 3.61m)

UPVC double glazed window, central heating radiator, upright central heating radiator, range of wood effect wall and base units with granite effect work surfaces, one and a half bowl stainless steel sink with gold finish and high spout stainless steel mixer tap in gold finish, integrated high rise Bosch oven and microwave, four ring induction hob with extractor fan, integrated full length fridge and freezer, integrated Candy dishwasher, integrated Candy washing machine, breakfast bar, integrated shelving with downlights, pendant lighting, integrated Baxi boiler, spotlights, smoke detector, wood effect laminate flooring, UPVC double glazed frosted door to rear and UPVC double glazed French doors to rear.

First Floor

Landing

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

UPVC double glazed frosted window, loft access, smoke detector, doors leading to three bedrooms and family bathroom.

Bedroom One

14'7 x 11'0 (4.45m x 3.35m)

UPVC double glazed bow window and central heating radiator.

Bedroom Two

12'5 x 11'0 (3.78m x 3.35m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'7 x 7'5 (2.62m x 2.26m)

UPVC double glazed window and central heating radiator.

Bathroom

8'9 x 7'4 (2.67m x 2.24m)

UPVC double glazed frosted window, central heated towel rail, double direct feed rainfall shower enclosed, dual flush WC, freestanding bath with mixer tap, vanity top wash basin with mixer tap, tiled elevations, spotlights, extractor fan and wood effect laminate flooring.

External

Rear

Enclosed garden with laid to lawn, decking, bedding areas, mature shrubbery and access to detached garage.

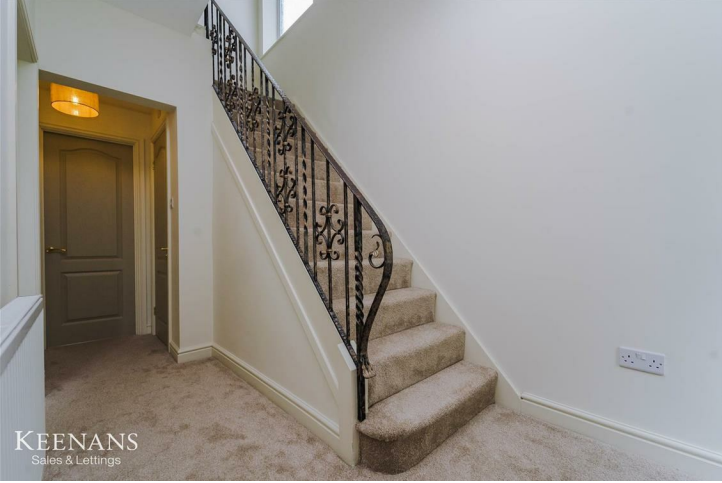
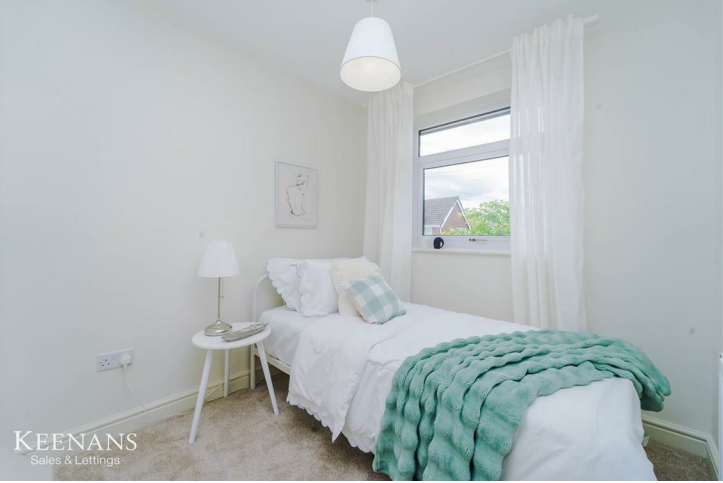
Detached Garage

22'11 x 10'0 (6.99m x 3.05m)

Two UPVC double glazed frosted windows, power, lighting and up and over garage door.

Front

Laid to lawn garden with bedding and mature shrubbery.



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