

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	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	

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## Humber Drive, Bury, BL9 6SJ

### Offers Over £270,000

THREE BEDROOM HOME IDEAL FOR A SMALL FAMILY OR PROFESSIONAL COUPLE

Nestled in the desirable area of Humber Drive, Bury, this charming house presents an excellent opportunity for a professional couple or a small family seeking a comfortable and convenient home. The property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings in.

With three well-proportioned bedrooms, there is ample space for relaxation and privacy. The two bathrooms add to the convenience, ensuring that morning routines run smoothly for everyone in the household.

One of the standout features of this property is the large back garden, providing a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air during the warmer months.

The location is particularly advantageous, offering easy access to local amenities and transport links, making it an ideal base for those commuting or exploring the vibrant town of Bury.

# Humber Drive, Bury, BL9 6SJ

Offers Over £270,000

 3  2  1  C

- Semi Detached Dormer Bungalow
- Fitted Kitchen
- Off Road Parking
- EPC Rating: TBC
- Three Bedrooms
- Spacious Reception Room
- Tenure: Leasehold
- Two Bathrooms
- Enclosed Rear Garden
- Council Tax Band: C

## Ground Floor

### Hall

14'7" x 8'4" (4.45m x 2.54m)

UPVC double glazed frosted entrance door, UPVC double glazed frosted window, under stairs storage, stairs to first floor, doors to reception room and shower room, bifold door to bedroom three and sliding door to kitchen.

### Reception Room

23' x 10'11" (7.01m x 3.33m)

UPVC double glazed leaded bay window, two central heating radiators, coving, cast iron open fireplace, granite hearth, wood mantle and UPVC double glazed sliding doors to rear.

### Kitchen

14'3" x 9'6" (4.34m x 2.90m)

UPVC double glazed window, central heating radiator, spotlights, hardwood wall and base units, laminate worktops, tiled splash backs, integrated oven, four burner gas hob, extractor hood, one and half bowl composite sink with draining board and mixer tap, integrated fridge, integrated freezer, integrated boiler, serving hatch, lino flooring and UPVC double glazed door to rear.

### Bedroom Three

8'11" x 7'4" (2.72m x 2.24m)

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

### Shower Room

8'5" x 5'5" (2.57m x 1.65m)

UPVC double glazed frosted window, central heating radiator, coving, dual flush WC, vanity top wash basin with mixer tap, walk in direct feed shower in double enclosure, part PVC panel elevations and wood effect floor.

## First Floor

### Landing

3'8" x 2'8" (1.12m x 0.81m)

Smoke alarm, storage cupboard and doors to two bedrooms.

### Bedroom One

11'10" x 11'5" (3.61m x 3.48m)

Two Velux windows, UPVC double glazed window, central heating radiator, loft access, feature wall light, two storage cupboards and door to en suite.

## En Suite

8'9" x 3'11" (2.67m x 1.19m)

Velux window, central heated towel rail, spotlights, two feature wall lights, dual flush WC, pedestal wash basin with mixer tap, electric feed shower in enclosure, part tiled elevation and lino flooring.

## Bedroom Two

17'1" x 10'11" (5.21m x 3.33m)

Two Velux windows, UPVC double glazed leaded window, central heating radiator and storage.

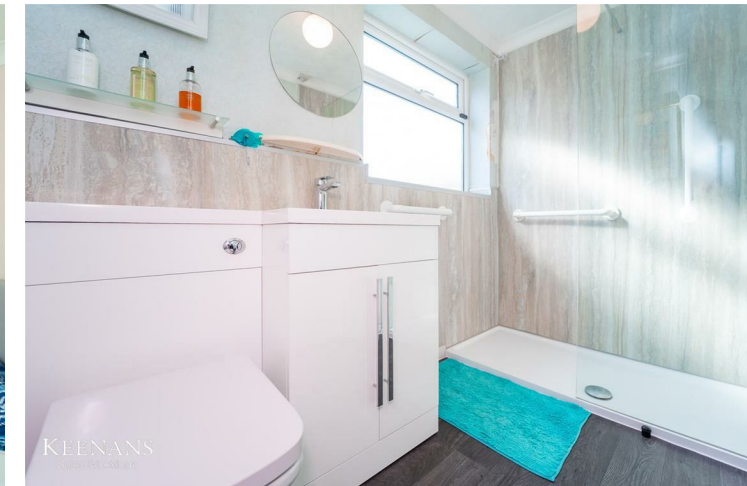
## External

### Front

Laid to lawn garden, bedding areas and driveway.

### Rear

Laid to lawn, bedding areas and paving.



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