


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(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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## Dunsters Avenue, Bury, BL8 1EF

£280,000

THE PERFECT FAMILY HOME

Welcome to this charming semi-detached house located on Dunsters Avenue in Bury. This delightful property boasts three well-proportioned bedrooms, making it an ideal choice for a growing family. The spacious living room provides a comfortable area for relaxation and family gatherings, while the newly fitted kitchen, complete with a stylish island, has been thoughtfully opened up to the second reception room. This creates a wonderful kitchen/diner space, perfect for entertaining guests or enjoying family meals.

The property also benefits from off-road parking, ensuring convenience for you and your visitors. Situated in a convenient location, you will find yourself close to local amenities, schools, and key commuter routes, making daily life easier and more enjoyable.

With its neutral finishes throughout, this home offers a blank canvas for you to apply your own personal touch and style. Whether you are looking to settle down in a friendly neighbourhood or seeking a property that can grow with your family, this house on Dunsters Avenue is certainly worth considering. Don't miss the opportunity to make this lovely house your new home.

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# Dunsters Avenue, Bury, BL8 1EF

£280,000



- Exceptional Semi Detached Property
- Spacious Reception Room
- Off Road Parking and Garage
- EPC Rating D
- Three Bedrooms
- Newly Fitted Dining Kitchen
- Tenure Freehold
- Four Piece Bathroom
- Enclosed Rear Garden
- Council Tax Band C

## Ground Floor

### Entrance Vestibule

5'9 x 1'6 (1.75m x 0.46m)

UPVC double glazed front entrance double doors and hardwood stained glass door to the hallway.

### Hallway

12'4 x 6'5 (3.76m x 1.96m)

Central heating radiator, coving, stairs to the first floor and doors to reception room one, kitchen and WC.

### WC

5'2 x 2'5 (1.57m x 0.74m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin and tiled elevations.

### Reception Room One

13' x 11'4 (3.96m x 3.45m)

UPVC double glazed box bay window, two central heating radiators, electric log burner effect stove and coving.

### Kitchen/Dining Room

18'2 x 16'3 (5.54m x 4.95m)

Two UPVC double glazed windows, two central heating radiators, a range of high gloss wall and base units with laminate work surfaces and island, oven with a five ring induction hob, stainless steel sink with draining board and mixer taps, integrated fridge freezer, coving, spotlights, wooden effect flooring, UPVC double glazed door to the side elevation.

## First Floor

### Landing

UPVC double glazed frosted window, loft access, coving and doors to three bedrooms and bathroom.

### Bedroom One

13'3 x 11'5 (4.04m x 3.48m)

UPVC double glazed box bay window and central heating radiator.

### Bedroom Two

12'11 x 11'3 (3.94m x 3.43m)

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

## Bedroom Three

7'10 x 6'5 (2.39m x 1.96m)

UPVC double glazed window and central heating radiator.

## Bathroom

7'7 x 6'2 (2.31m x 1.88m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, double panelled bath, electric feed shower unit, tiled elevations, PVC panelled ceiling with spotlights and wood effect flooring.

## Exterior

### Rear

Laid to lawn garden with bedding areas and single garage.

### Front

Bedding areas, paving and a driveway providing off road parking leading to a gate to the rear.



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