

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	83
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.

Rothbury Close, Lowercroft, Bury, BL8 2TT

Offers In Excess Of £425,000

SPACIOUS AND WELL PRESENTED FAMILY HOME WITH LOTS OF POTENTIAL

Welcome to Rothbury Close, Bury — a beautifully maintained four-bedroom family home offering fantastic potential in a sought-after neighbourhood. This spacious property features two inviting reception rooms, two modern bathrooms, stylish décor, and contemporary appliances throughout.

Ideally located for easy access to Manchester City Centre via road, tram, and bus, this home is perfect for commuters. You'll also find top-rated primary and secondary schools nearby, including Lowercroft Primary School rated 'Good', Chantlers Primary School rated 'Outstanding', The Elton High School rated 'Good' and Bury Grammar School nearby. Find an array of local shops and services — including a CO-OP, butcher, chemist, hairdressers, dry cleaners, post office, newsagents, and both doctors and dentists — all within easy walking distance.

Enjoy off-road parking with a generous driveway and unwind in the large rear garden — ideal for family gatherings or summer barbecues. Whether you're looking for space to grow or a peaceful retreat with city convenience, this home ticks all the boxes.

Contact our Bury branch today to arrange a viewing and take the next step towards your dream home.

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 4  2  2  C

- Exceptional Detached Property with Plenty of Potential
- Large Rear Garden, Ideal for Entertaining
- Excellent Public Transport Links via Bus, Tram, and Train
- Council Tax Band: E & EPC Rating: C
- Four Bedrooms & Two Reception Rooms
- Spacious Driveway with Ample Parking
- Close Proximity to Amenities
- Two Bathrooms & Downstairs WC
- Catchment Area for Highly Rated Ofsted Schools
- Tenure Freehold

Ground Floor

Hall

18'4 x 5'10 (5.59m x 1.78m)
Hardwood double glazed frosted entrance door, hardwood double glazed window, central heating radiator, laminate flooring, stairs to first floor, doors to two reception rooms, kitchen, WC and garage.

Reception Room One

17'4 x 11'2 (5.28m x 3.40m)
Hardwood double glazed leaded bay window, central heating radiator, coving, TV point, gas fire with marble hearth and surround and wooden mantel.

Reception Room Two

11'6 x 9'1 (3.51m x 2.77m)
Central heating radiator, coving and UPVC double glazed sliding door to rear.

Kitchen

11'9 x 9'10 (3.58m x 3.00m)
Hardwood double glazed window, central heating radiator, range of wall and base units, laminate worktops, integrated single oven, four burner gas hob, extractor fan, tiled splashback, stainless steel sink with draining board and mixer tap, plumbing for dishwasher and washing machine, space for fridge, space for freezer, laminate flooring and hardwood double glazed frosted door to side.

WC

5'11 x 4'1 (1.80m x 1.24m)
Hardwood double glazed frosted window, central heating radiator, low level WC, wall mounted wash basin, tiled splashback and laminate flooring.

First Floor

Landing

11'3 x 5'9 (3.43m x 1.75m)
Loft access, doors to four bedrooms and family bathroom.

Bedroom One

13'11 x 9'4 (4.24m x 2.84m)
Hardwood double glazed leaded window, central heating radiator and door to en suite.

En Suite

5'9 x 5'9 (1.75m x 1.75m)
Hardwood double glazed frosted window, central heated towel rail, spotlights, dual flush WC, pedestal wash basin, electric feed shower enclosed, extractor fan, part tiled elevations and tiled flooring.

Bedroom Two

13'6 x 11'8 (4.11m x 3.56m)
Hardwood double glazed window and central heating radiator.

Bedroom Three

11'10 x 11'8 (3.61m x 3.56m)
Hardwood double glazed leaded window and central heating radiator.

Bedroom Four

8'5 x 6'5 (2.57m x 1.96m)
Hardwood double glazed leaded window and central heating radiator.

Bathroom

9'7 x 5'9 (2.92m x 1.75m)
Hardwood double glazed frosted window, central heating radiator, spotlights, dual flush WC, pedestal wash basin, panelled P-shaped bath with electric feed shower overhead, extractor fan, part tiled elevations and tiled flooring.

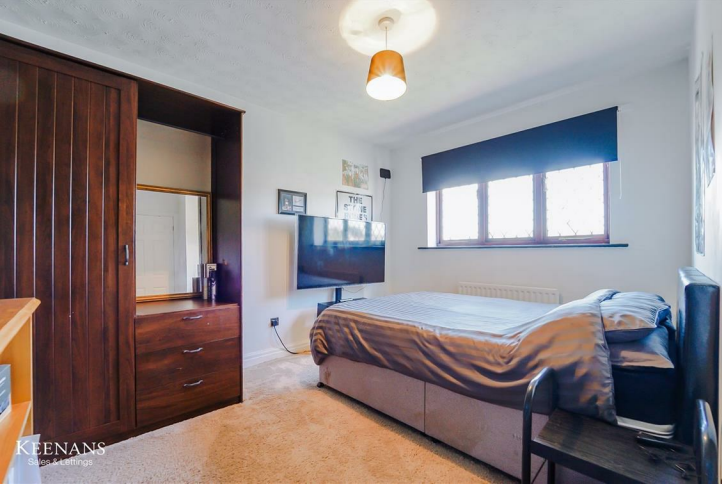
External

Rear

Enclosed laid to lawn garden, patio, bedding areas, mature shrubbery and paved seating area.

Front

Laid to lawn and tarmac drive leading to garage.



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