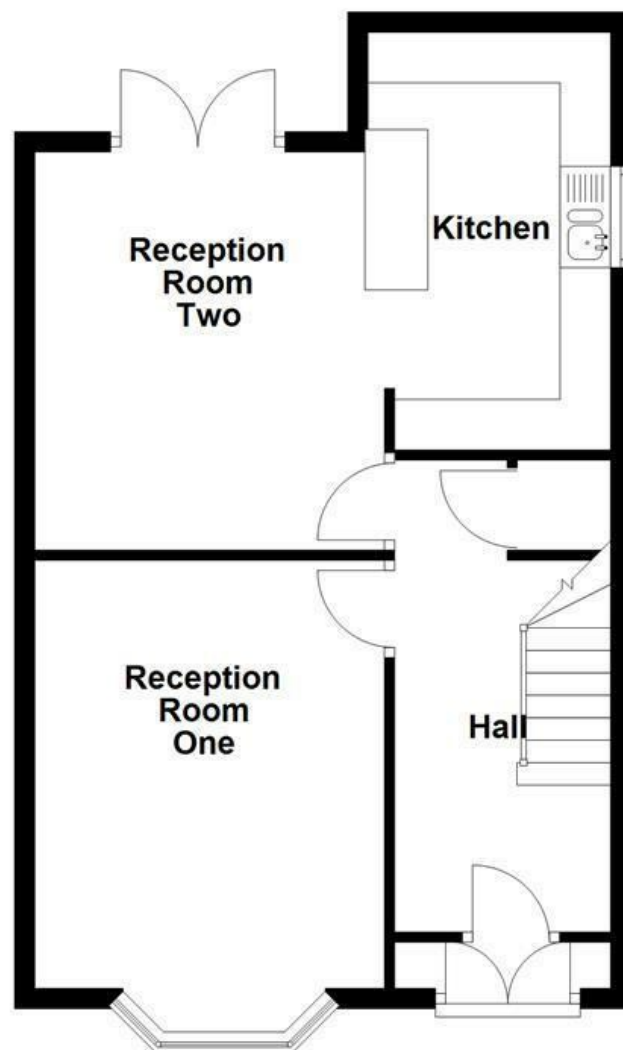
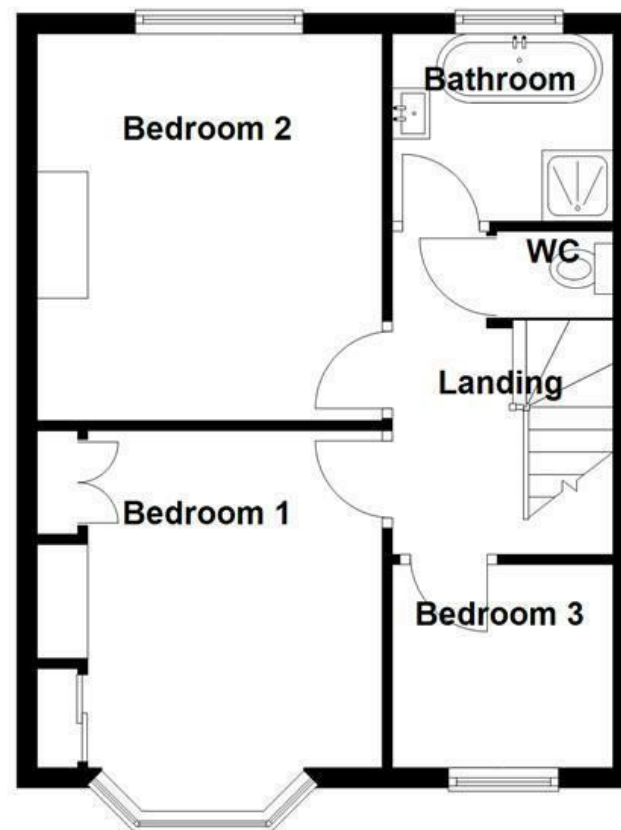


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	67	80
(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	

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.

Wolstenholme Avenue, Bury, BL9 5HN

£280,000

ENVIABLE THREE BEDROOM SEMI DETACHED PROPERTY WITH VIEWING ESSENTIAL

Situated on the charming Wolstenholme Avenue in Bury, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and modern living. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. One of these rooms seamlessly connects to a contemporary kitchen, making it an ideal setting for family gatherings and culinary adventures.

The three well-proportioned bedrooms are designed to accommodate a growing family or provide a comfortable guest space. The four-piece bathroom suite adds a touch of luxury, ensuring that your daily routines are both convenient and enjoyable.

One of the standout features of this property is the extensive rear garden, which offers a wonderful outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the fresh air. Additionally, off-road parking with a drive ensures that you have a secure and convenient place for your vehicle.

This home is not just a property; it is a lifestyle choice, perfectly situated to take advantage of the local amenities and community spirit that Bury has to offer. Whether you are a first-time buyer or looking to settle into a family home, this residence is sure to meet your needs and exceed your expectations. Don't miss the opportunity to make this lovely house your new home.

Wolstenholme Avenue, Bury, BL9 5HN
£280,000

 3  1  2  D

- Tenure Leasehold
 - Off Road Parking
 - Ideal Family Home
 - Sought After Area
- Council Tax Band C
 - Viewing Essential
 - Enviaible Garden Space
- EPC Rating D
 - Ready To Move Into
 - Easy Access To Major Commuter Routes

Ground Floor

Entrance
UPVC double glazed frosted French doors to vestibule.

Vestibule
6'11 x 1'4 (2.11m x 0.41m)
UPVC double glazed door to hall.

Hall
12'10 x 6'10 (3.91m x 2.08m)
Central heating radiator, stairs to first floor, doors to two reception rooms and under stairs storage.

Reception Room One
13'11 x 11'4 (4.24m x 3.45m)
UPVC double glazed bay window, central heating radiator and electric fire.

Reception Room Two
12'11 x 11'4 (3.94m x 3.45m)
Central heating radiator, spotlights, tiled floor, UPVC double glazed French doors to rear and open to kitchen.

Kitchen
14' x 7'10 (4.27m x 2.39m)
UPVC double glazed window, range of high gloss wall and base units, laminate work top, oven and grill in a high rise unit, four ring induction hob, composite one and a half sink and drainer with mixer tap, integrated fridge freezer, washing machine and condenser dryer, spotlights and porcelain tiled floor.

First Floor

Landing
UPVC double glazed window, loft access, smoke alarm, doors to three bedrooms, bathroom and WC.

Bedroom One
11'5 x 10'11 (3.48m x 3.33m)
UPVC double glazed bay window, central heating radiator and storage.

Bedroom Two
12'10 x 11'3 (3.91m x 3.43m)
UPVC double glazed window and central heating radiator.

Bedroom Three
6'10 x 6'7 (2.08m x 2.01m)
UPVC double glazed window, central heating radiator and wood effect flooring.

Bathroom
6'9 x 6'3 (2.06m x 1.91m)
UPVC double glazed frosted window, central heating radiator, vanity top wash basin with mixer tap, free standing oval double bath with mixer tap and rinse head, direct feed rainfall shower and rinse head, tiled elevation, porcelain tiled wall & floor with feature under-floor heating , PVC panelling to ceiling and spotlights.

WC
3'9 x 2'10 (1.14m x 0.86m)
UPVC double glazed frosted window, dual flush WC, tiled floor, PVC panelling to ceiling and spotlights.

External
Rear
Laid to lawn garden, paving, bedding areas and shed.

Front
Gated off road parking and bedding areas.

