



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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Second Avenue, Bury, BL9 7RL

Offers Over £270,000

THREE BEDROOM DETACHED BUNAGALOW BURSTING WITH POTENTIAL

Welcome to Second Avenue in Bury, this delightful three-bedroom detached bungalow offers a perfect blend of comfort and potential. As you approach the property, you will be greeted by a spacious driveway, providing ample parking for you and your guests.

Upon entering, you will find a generous living area that flows seamlessly into the kitchen, creating an inviting space ideal for both relaxation and entertaining. The layout is designed to maximise light and space, making it a warm and welcoming environment for family gatherings or quiet evenings at home.

The bungalow boasts three double bedrooms, each brimming with potential to be transformed into your personal sanctuary or functional spaces to suit your lifestyle. The large bathroom is well-appointed, providing a comfortable and practical area for your daily routines.

One of the standout features of this property is the expansive tiered rear garden. This outdoor space offers a wonderful opportunity for gardening enthusiasts or those who simply wish to enjoy the fresh air and sunshine. Whether you envision a tranquil retreat or a vibrant area for outdoor entertaining, the garden is a blank canvas awaiting your personal touch.

In summary, this bungalow on Second Avenue is a rare find, combining spacious living with a fantastic outdoor area. With its prime location and versatile layout, it presents an excellent opportunity for families, first-time buyers, or anyone looking to downsize without compromising on space. Do not miss the chance to make this charming property your new home.

Second Avenue, Bury, BL9 7RL

Offers Over £270,000

 3  1  2  D

- Tenure Leasehold
- On Street Parking
- Viewing Essential
- Easy Access To major Commuter Routes
- Council Tax Band C
- Ideal Investment Opportunity For Ground Floor Living
- Spacious Reception Room
- EPC Rating D
- Bursting With Potential
- Enclosed Tiered Garden

Ground Floor

Entrance

Composite frosted door to hall.

Hall

23'7 x 3'10 (7.19m x 1.17m)

Two central heating radiators, smoke alarm, dado rail, doors to reception room, three bedrooms, bathroom and storage.

Reception Room

23' x 12'11 (7.01m x 3.94m)

UPVC double glazed bay window, UPVC double glazed window, two central heating radiators, beams, dado rail and picture rail, four feature wall lights, gas fire with decorative surround and sliding door to kitchen.

Kitchen

12'1 x 9'4 (3.68m x 2.84m)

UPVC double glazed window, panel wall and base units, wood effect work top, stainless steel sink and drainer with mixer tap, space for four door Leisure cooker with six ring hob, tiled splash back, extractor hood, plumbed for washing machine, space for fridge freezer, wood clad to ceiling, spotlights and hardwood door to rear.

Bedroom One

12'11 x 11'5 (3.94m x 3.48m)

UPVC double glazed window, coving, smoke alarm and storage.

Bedroom Two

12'3 x 9'5 (3.73m x 2.87m)

UPVC double glazed window and electric radiator.

Bedroom Three

10' x 9'11 (3.05m x 3.02m)

UPVC double glazed window, electric radiator and smoke alarm.

Bathroom

8'11 x 6'7 (2.72m x 2.01m)

UPVC frosted window, central heating radiator, coving, low flush WC, pedestal wash basin panel bath, overhead direct feed rainfall shower, tiled elevation and tiled floor.

External

Rear

Enclosed laid to lawn tiered garden, paving, steps, bedding areas with mature shrubbery and shed.

Front

Imprinted concrete enclosed drive.



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