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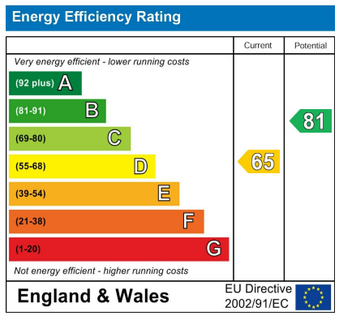












Booth Street, Bury, BL8 3JG

Offers Over £220,000

Nestled on Booth Street in the charming area of Tottington, Bury, this delightful three-bedroom terraced home offers a perfect blend of modern decor and comfortable living. As you step inside, you are greeted by a cosy reception room that invites relaxation and warmth, making it an ideal space for unwinding after a long day.

The heart of the home is undoubtedly the stunning, bright kitchen, which boasts contemporary finishes and an abundance of natural light. This well-designed space not only enhances your culinary experience but also provides access to a convenient utility area, ensuring that practicality is at the forefront of this lovely property.

The home features two well-proportioned bedrooms, perfect for family living or accommodating guests. Additionally, a thoughtfully executed loft conversion adds an extra dimension to the property, offering versatile space that can be tailored to your needs, whether as a home office, playroom, or additional bedroom.

With its modern touches and inviting atmosphere, this terraced house is a wonderful opportunity for those seeking a stylish and comfortable home in a desirable location. Don't miss the chance to make this property your own and enjoy all that Tottington has to offer.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

2 The Rock, Bury, BL9 0AD
Tel: 01617510340 | Email: bury@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

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- Tenure Freehold
- On Street Parking
- Three Piece Bathroom Suite
- Easy Access To Major Commuter Routes
- Council Tax Band B
- Two Ample Sized Bedrooms And Loft Conversion
- Ideal Family Home With Viewing Essential
- EPC Rating D
- Modern Kitchen With Utility
- Enclosed Rear Yard Space

Ground Floor

Entrance Hall

16'6 x 3'6 (5.03m x 1.07m)

Central heating radiator, doors to reception room, kitchen and stairs to first floor.

Reception Room

12'9 x 10'4 (3.89m x 3.15m)

UPVC double glazed window, central heating radiator, picture rail, two feature wall lights, tiled open fireplace and laminate flooring.

Kitchen

14'8 x 11'5 (4.47m x 3.48m)

UPVC double glazed window, central heating radiator, wall and base units, laminate work top, composite sink and drainer with mixer tap, tiled splash back, integrated oven, five ring gas hob, extractor hood, breakfast bar, access to combi boiler, spotlights, marble tiled floor and door to utility.

Utility

14'6 x 5'6 (4.42m x 1.68m)

UPVC double glazed window, central heating radiator, base units, laminate work top, plumbing for washing machine, space for fridge freezer, dryer, door to rear and laminate flooring.

First Floor

Landing

14'8 x 9'7 (4.47m x 2.92m)

Doors to two bedrooms and bathroom, stairs to second floor.

Bedroom One

14'8 x 9'6 (4.47m x 2.90m)

UPVC double glazed window, central heating radiator.

Bedroom Two

11'4 x 9'3 (3.45m x 2.82m)

UPVC double glazed window and central heating radiator.

Bathroom

7'9 x 5'2 (2.36m x 1.57m)

UPVC double glazed window, central heating towel rail, dual flush WC, vanity top washbasin with mixer tap, panel bath with mixer tap and rinse head, direct feed shower, tiled elevatgion, spotlights and tiled floor.

Second Floor

Loft Conversion

14'7 x 14'2 (4.45m x 4.32m)

Two Velux windows, central heating radiator and fitted storage.

External

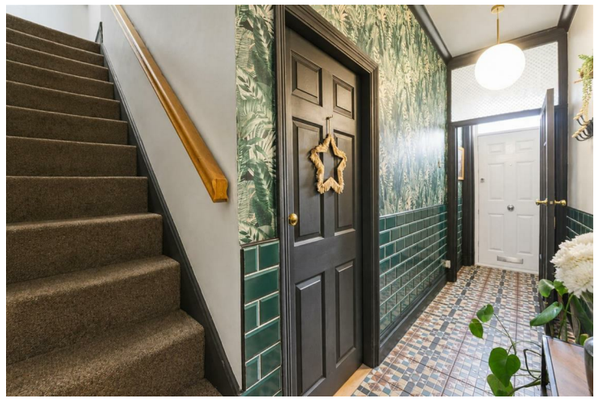
Front

Enclosed garden with artificial grass and bedding areas.

Rear

Enclosed rear yard space with artificial grass and paving.










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