



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Parr Lane, Bury, BL9 8PJ

Offers Over £325,000

AN EXCEPTIONAL FAMILY HOME

Offering an abundance of indoor and outdoor space and having been presented and maintained to the highest standard throughout, this enviable four bedroom semi detached property is being proudly welcomed to the market in the desirable location of Bury. With fantastic partial garage conversion, added loft conversion and four double bedrooms, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Bolton, Rochdale and major motorway links. With three living areas, integral garage for storage and off road parking, this property is the perfect home!

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms, kitchen, WC and houses a staircase to the first floor. The kitchen leads openly on to a dining area which then guides you on to a utility room and out to the rear. The utility room leads on to a boiler room which then leads through to a garage perfect for storage! The first floor comprises of doors on to three double bedrooms, a family bathroom and staircase to the second floor. The second floor leads on to an additional double bedroom and a fantastic storage space. Externally there is a wrap around garden to the rear with paving, artificial lawn, bedding and mature shrubs. To the front there is a laid to lawn garden with bedding, paved driveway and access on to the garage.

For further information or to arrange a viewing please contact our Bury branch at your earliest convenience.

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**4**

**1**

**3**

**C**

- Exceptional Semi Detached Property
 - Abundance of Living Space
 - Off Road Parking
 - EPC Rating C
- Four Bedrooms
 - Immaculate Presentation Throughout
 - Tenure Freehold
- Four Piece Bathroom Suite
 - Gardens to Front and Rear
 - Council Tax Band C

Ground Floor

Entrance Porch

8'7 x 2'10 (2.62m x 0.86m)
Composite double glazed frosted front door, two UPVC double glazed windows, hardwood single glazed window, tiled flooring and composite double glazed frosted door to hall.

Hall

14'11 x 7'5 (4.55m x 2.26m)
UPVC double glazed frosted window, central heating radiator, feature wall light, understairs storage, wood effect laminate flooring, doors to two reception rooms, kitchen, WC and stairs to first floor.

WC

3'11 x 3'9 (1.19m x 1.14m)
Dual flush WC, vanity top wash basin with traditional taps, feature wall light and wood effect laminate flooring.

Reception Room One

13'5 x 11'10 (4.09m x 3.61m)
UPVC double glazed bay window, central heating radiator, electric fire with limestone hearth and surround, television point and wood effect laminate flooring.

Reception Room Two

13'1 x 11'10 (3.99m x 3.61m)
Central heating radiator, gas fire with limestone hearth and surround, television point and aluminium double glazed sliding door to rear.

Kitchen

10'10 x 7'4 (3.30m x 2.24m)
UPVC double glazed window, range of panelled wall and base units with wood effect work surfaces, tiled splashback, composite one and a half bowl sink and drainer with mixer tap, integrated electric double oven with four ring electric hob, space for fridge and freezer, plumbing for dishwasher, tiled effect vinyl flooring and open to dining room.

Dining Room

10'6 x 9'0 (3.20m x 2.74m)
Two UPVC double glazed windows, central heating radiator, tiled effect vinyl flooring, door to utility and UPVC double glazed frosted door to rear.

Utility

9'0 x 5'1 (2.74m x 1.55m)
Panelled wall and base units with wood effect work surfaces, tiled splashback. plumbing for washing machine, space for dryer, spotlights, wood effect laminate flooring and door to boiler room.

Boiler Room

8'1 x 2'6 (2.46m x 0.76m)
Worcester boiler, wood effect laminate flooring and UPVC door to garage.

Garage

10'3 x 9'0 (3.12m x 2.74m)
Power, lighting and up and over garage door.

First Floor

Landing

9'3 x 7'5 (2.82m x 2.26m)
UPVC double glazed frosted window, feature wall light, smoke detector, doors to three bedrooms, family bathroom and stairs to second floor.

Bedroom One

13'11 x 11'10 (4.24m x 3.61m)
UPVC double glazed leaded bay window, central heating radiator and fitted wardrobes.

Bedroom Two

13'10 x 11'10 (4.22m x 3.61m)
UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bedroom Four

11'7 x 7'5 (3.53m x 2.26m)
UPVC double glazed leaded inset bay window, central heating radiator and fitted wardrobes.

Bathroom

10'10 x 7'5 (3.30m x 2.26m)
Two UPVC double glazed frosted windows, central heated towel rail, dual flush WC, pedestal wash basin with waterfall mixer tap, P-shaped panel bath with waterfall mixer tap and rinse head, corner direct feed rainfall shower enclosed with rinse head, tiled elevations, extractor fan and tiled effect vinyl flooring.

Second Floor

Landing

6'9 x 2'8 (2.06m x 0.81m)
Doors to bedroom three and eaves.

Bedroom Three

11'4 x 10'10 (3.45m x 3.30m)
UPVC double glazed window and central heating radiator.

Eaves

14'0 x 12'1 (4.27m x 3.68m)

External

Rear

Enclosed wraparound garden with Indian stone paving, artificial lawn, bedding areas and mature shrubbery.

Front

Laid to lawn garden with bedding, paved driveway and access to garage.

