



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	76
(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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## Bury Old Road, Bury, BL9 7JB

### £290,000

#### AN IDYLIC FAMILY HOME

Nestled in the sought-after area of Heap, Bury, this exquisite end-terraced house offers a perfect blend of modern living and comfort. The property boasts a full double-storey extension to the side, creating an exceptional family home that is both spacious and inviting.

Inside, you will find three generously sized double bedrooms, providing ample space for relaxation and privacy. The two reception rooms are perfect for entertaining guests or enjoying family time, while the three well-appointed bathrooms ensure convenience for all. The stylish interiors are complemented by impressive features that enhance the overall appeal of the home.

The property is surrounded by stunning, well-maintained gardens at the front, offering a delightful outdoor space to enjoy. With breath-taking views, this home is a true sanctuary for families looking to settle in a tranquil yet accessible location.

Convenience is key, as this property is ideally situated close to bus routes, local schools, and various amenities. Additionally, it offers excellent network links to Manchester, Bury, Rochdale, and major motorway connections, making commuting a breeze.

# Bury Old Road, Bury, BL9 7JB

£290,000



- Tenure Leasehold
- Off Road Parking
- Three Generously Sized Double Bedrooms
- Easy Access To Major Network Links
- Council Tax Band C
- Boasting A Double Storey Extension
- Well Maintained Gardens
- EPC Rating D
- Sought After Area
- Viewing Essential

## Ground Floor

### Entrance

Composite double glazed frosted door to porch.

### Porch

7'2 x 4'5 (2.18m x 1.35m)

UPVC double glazed leaded window, tiled floor and hardwood single glazed frosted door to reception room.

### Reception Room

14'7 x 14'5 (4.45m x 4.39m)

UPVC double glazed leaded box window, central heating radiator, coving, ceiling rose, cast iron multi fuel burner with stone hearth and surround, television point, door to kitchen and hard wood single glazed frosted double doors to dining room.

### Dining Room

14'2 x 10' (4.32m x 3.05m)

UPVC double glazed leaded box window, two UPVC double glazed window, central heating radiator, coving and door to utility room.

### Utility Room

16'5 x 15'5 (5.00m x 4.70m)

UPVC double glazed frosted window, Velux window, central heating radiator, range of panel wall and base units, wood effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, plumbed for washing machine, extractor fan, Worcester boiler, tiled floor, doors to shower room, kitchen and double garage.

### Shower Room

6'8 x 6'6 (2.03m x 1.98m)

UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin with mixer tap, electric feed walk in shower, tiled elevation, extractor fan and vinyl flooring.

### Kitchen

14'7 x 12' (4.45m x 3.66m)

UPVC double glazed window, central heating radiator, range of panel wood effect wall and base units, granite surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, integrated electric high rise double oven, five ring gas hob, extractor hood, integrated fridge freezer, microwave and dishwasher, breakfast bar, under stairs storage, spotlights, tiled floor and stairs to first floor.

### Double Garage

22'2 x 18' (6.76m x 5.49m)

UPVC double glazed frosted window, central heating radiator, power, lighting, two up and over electric garage doors and UPVC double glazed frosted door to rear.

## First Floor

### Landing

18'7 x 6'8 (5.66m x 2.03m)

Central heating radiator, two loft access' doors to three double bedrooms, bathroom and shower room.

## Bedroom One

14'10 x 12'1 (4.52m x 3.68m)

Two UPVC double glazed leaded windows, central heating radiator and fitted wardrobe.

## Bedroom Two

18'8 x 9'4 (5.69m x 2.84m)

Three UPVC double glazed windows and two central heating radiators.

## Bedroom Three

11'9 x 10' (3.58m x 3.05m)

UPVC double glazed leaded window and central heating radiator.

## Bathroom

6'8 x 6'7 (2.03m x 2.01m)

UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin, panel bath with mixer tap and rinse head, tiled elevation, extractor fan and wood effect lino flooring.

## Shower Room

7'2 x 6'8 (2.18m x 2.03m)

UPVC double glazed frosted window, heated towel rail, dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall walk in shower with rinse head, tiled elevation, PVC to ceiling, spotlights and vinyl flooring.

## External

### Rear

Enclosed paved yard.

### Front

Tiered garden with paving, bedding areas and mature shrubs.

