Keenans

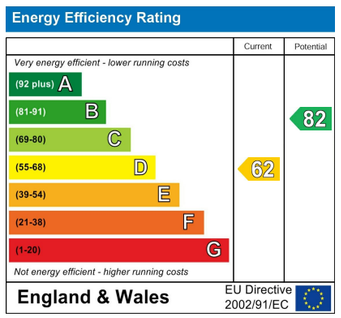












Dumers Lane, Bury, BL9 9PE

Offers Over £200,000

A FANTASTIC THREE BEDROOM MID TERRACE PROPERTY NOT TO BE MISSED!

Situated on the popular Dumers Lane in Bury, this attractive three-bedroom mid-terraced property presents an excellent opportunity for first-time buyers, growing families and investors alike. Offering generous accommodation, two reception rooms and a four-piece family bathroom, this charming home combines character, comfort and practicality.

Upon entering, a welcoming entrance hallway provides access to two bright and inviting reception rooms, offering versatile spaces for relaxing, dining and entertaining. Both rooms benefit from generous proportions, allowing flexibility to suit a variety of lifestyles and furniture arrangements.
The well-equipped kitchen offers ample worktop and storage space, providing a practical setting for everyday cooking and meal preparation.

To the first floor, the property boasts three well-proportioned bedrooms, offering comfortable accommodation for family members or guests, with the flexibility to create a home office or dressing room if desired.

Completing the property is a spacious four-piece family bathroom, featuring separate bathing and showering facilities, providing convenience and comfort for everyday living.

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.

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Offers Over £200,000

3 1 2 D

- Impressive Mid Terrace Home
- Low Maintenance Rear Yard
- On Street Parking
- Council Tax Band A
- Three Spacious Bedrooms
- Two Bright Reception Rooms
- EPC D
- Four Piece Bathroom
- Great First Time Buyer Home In A Desirable Location
- Tenure Leasehold

Ground Floor

Entrance
UPVC door to hall.

Hall
16'8 x 3'5 (5.08m x 1.04m)

Central heating radiator, coving, spotlights, wood effect laminate flooring, doors to two reception rooms and stairs to first floor.

Reception Room One
13'3 x 12'4 (4.04m x 3.76m)

UPVC double glazed window, central heating radiator, coving, spotlights, gas fire, tv point, wood effect laminate flooring.

Reception Room Two
13'3 x 13'3 (4.04m x 4.04m)

UPVC double glazed window, central heating radiator, coving, wood effect laminate flooring, door to kitchen.

Kitchen
11'4 x 9'1 (3.45m x 2.77m)

UPVC double glazed window, central heating radiator, a range of panel wall and base units with a laminate surface, tiled splashback, stainless steel sink and drainer with mixer tap, four ring gas burner hob and oven, plumbing for washing machine, space for fridge freezer, spotlights, tiled flooring, door to under stairs storage and UPVC part frosted door to rear.

First Floor

Landing
17'1 x 5'2 (5.21m x 1.57m)

Central heating radiator, doors to three bedrooms and bathroom.

Bedroom One
13'3 x 10 (4.04m x 3.05m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring.

Bedroom Two
13'4 x 10'4 (4.06m x 3.15m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring.

Bedroom Three
9'1 x 5'6 (2.77m x 1.68m)

UPVC double glazed window, central heating radiator, storage, wood effect laminate flooring.

Bathroom
11 x 8'7 (3.35m x 2.62m)

UPVC double glazed window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, walk in direct feed shower, spotlights, tiled elevations and flooring.

External

Rear
Enclosed stone flagged yard.

Front
Stone chippings with shrubs and a stone flagged path.

