



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Hampton Grove, Bury, BL9 6PT

£299,950

AN EXCEPTIONAL SEMI DETACHED PROPERTY

Offering an abundance of indoor and outdoor space and having been presented and updated to the highest standard throughout, this immaculate three double bedroom semi detached property is being proudly welcomed to the market in the desirable location of Bury. With an open plan living space, two bathrooms and modern fixtures and fittings, this enviable property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rossendale, Manchester and major motorway links. With extensive room sizes, beautifully landscaped, low maintenance gardens and neutral decoration, this property is truly not to be missed!

The property comprises briefly: a welcoming entrance hallway provides access through to a spacious reception room, modern family bathroom and houses a staircase to the first floor. The reception room leads openly on to a dining room which guides you through to a contemporary fitted kitchen. The kitchen boasts modern wall and base units, high quality integrated appliances and leads through to a utility room and out to the rear. The first floor comprises of doors on to three double bedrooms and a modern shower room. Externally there is an enclosed garden to the rear with composite decking, artificial lawn, power, lighting, timber storage shed and added bar. To the front there is a concrete resin garden.

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

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£299,950

 3  2  1  D

- Stunning Semi Detached Property
 - On Street Parking
 - Ample Garden Space
 - Tenure Leasehold
- Three Generously Sized Bedrooms
 - Open Plan Living Space
 - EPC Rating D
- Sold with No Onward Chain
 - Modern Fixtures And Fittings
 - Council Tax Band B

Ground Floor

Entrance

Composite double glazed frosted door to hall.

Hall

12'10 x 5'8 (3.91m x 1.73m)

Central heating radiator, smoke alarm, under stairs storage, wood effect laminate flooring, doors to reception room and bathroom, stairs to first floor.

Bathroom

7'7 x 5'8 (2.31m x 1.73m)

UPVC double glazed frosted window, heated towel rail, three piece suite, dual flush WC, vanity top wash basin with mixer tap, freestanding bath with mixer tap and rinse head, tiled elevation, LED Bluetooth heated mirror, spotlights, PVC to ceiling, inset shelving and tiled floor.

Reception Room

14'9 x 13'9 (4.50m x 4.19m)

UPVC double glazed bay window, central heating radiator, coving, ceiling rose, open coal gas fire with granite effect hearth and tiled surround, television point and open to dining room.

Dining Room

14'5 x 13'9 (4.39m x 4.19m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, stone fire place and door to kitchen.

Kitchen

16'2 x 9'10 (4.93m x 3.00m)

UPVC double glazed window, plinth heater, range of grey wall and base units, granite effect surface, composite one and a half sink and drainer with mixer tap, integrated electric double Neff oven, five ring Neff induction hob, extractor hood, integrated full length Hotpoint fridge, two integrated Neff freezers, integrated Neff wine cooler and microwave, spotlights, wood effect laminate flooring, door to utility room, UPVC double glazed door to rear and UPVC double glazed French doors to rear.

Utility Room

6'2 x 5'8 (1.88m x 1.73m)

White panel wall units, wood effect surface, integrated boiler, plumbed for washing machine, dryer and dishwasher, tiled elevation and wood effect laminate flooring.

First Floor

Landing

12'6 x 7'1 (3.81m x 2.16m)

UPVC double glazed window, loft hatch, smoke alarm, doors to three bedrooms and shower room.

Bedroom One

19'9 x 12'2 (6.02m x 3.71m)

Two UPVC double glazed windows, central heating radiator, coving, fitted wardrobe and television point.

Bedroom Two

14'5 x 12'2 (4.39m x 3.71m)

UPVC double glazed window, central heating radiator, fitted wardrobe and coving.

Bedroom Three

10' x 9'7 (3.05m x 2.92m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

Shower Room

8'11 x 4'1 (2.72m x 1.24m)

UPVC double glazed frosted window, heated towel rail, three piece suite, double direct feed rainfall shower enclosure with rinse head, dual flush WC, vanity top wash basin with mixer tap, tiled elevation, spotlights, PVC to ceiling, PVC panel elevation and slate effect vinyl flooring.

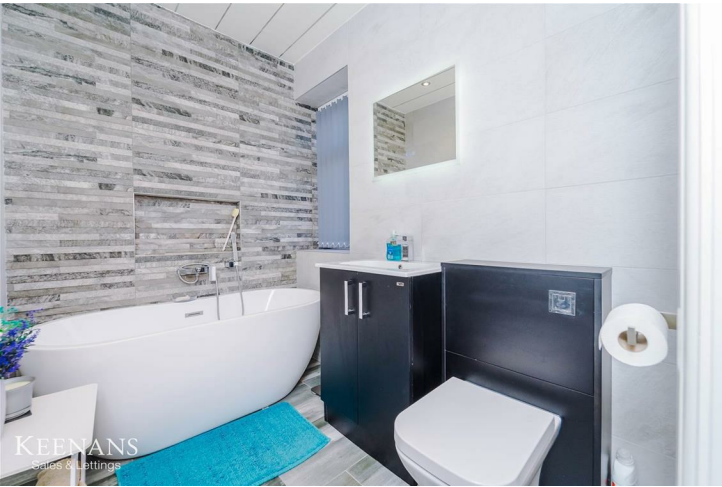
External

Rear

Enclosed garden with artificial lawn, composite decking, paving, power, lighting, timber store shed and bar.

Front

Concrete resin courtyard.



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