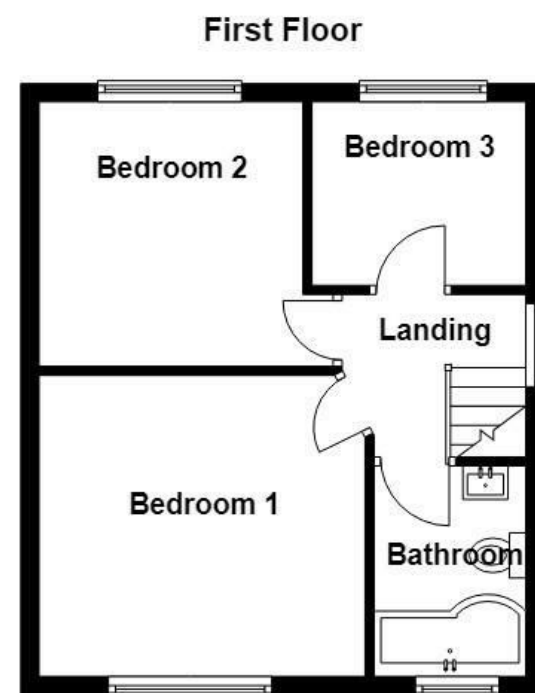
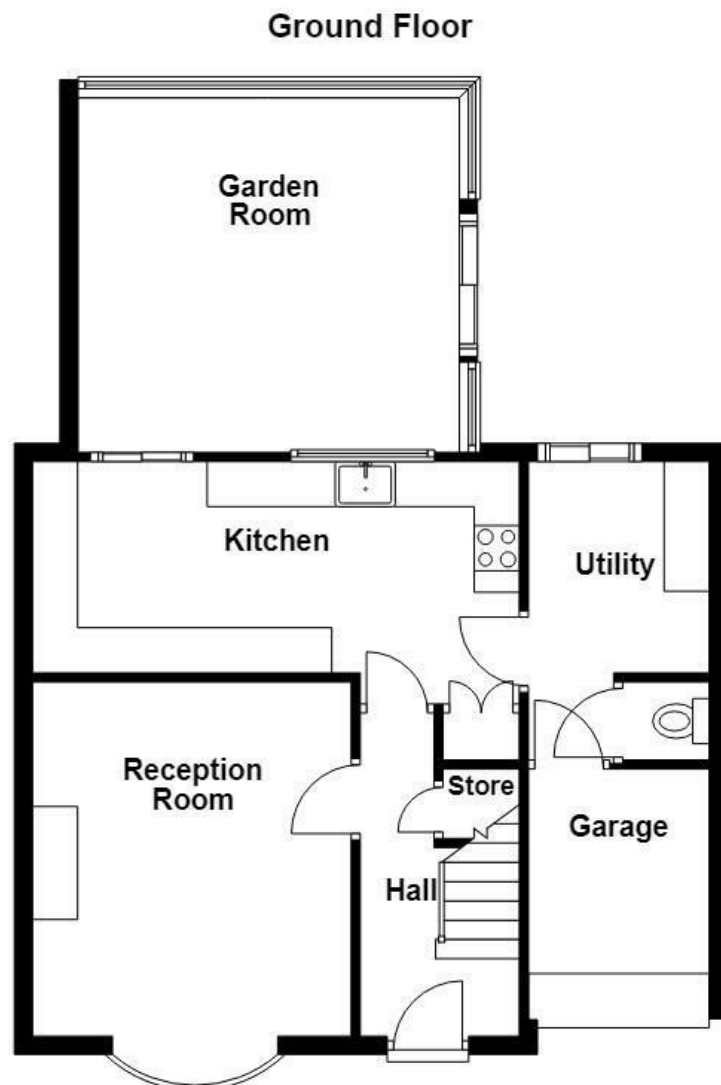




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

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

Fieldhead Avenue, Bury, BL8 2LZ

Offers Over £340,000

AN EXQUISITE, UPDATED SEMI DETACHED FAMILY HOME

Nestled on the sought-after Fieldhead Avenue in Bury, this exquisite semi-detached family home is a true gem. Having undergone a full transformation, the property boasts immaculate presentation and has been updated and extended to the highest standard. With an abundance of indoor and outdoor space, it offers a perfect blend of style and functionality.

As you approach the home, you are greeted by enviable landscaped gardens that exude charm and elegance. The panoramic views from the property enhance its appeal, making it a delightful retreat for families. Inside, the home features three generously sized bedrooms, providing ample space for relaxation and rest. The modern bathroom is designed with contemporary fittings, ensuring comfort and convenience.

The heart of the home is undoubtedly the stylish kitchen, which is fitted with modern appliances and offers a seamless flow into two spacious living areas. These areas are perfect for entertaining guests or enjoying family time. Additionally, the impressive garden room and fantastic utility extension, complete with a ground floor WC and access to the integral garage, add to the practicality of this remarkable property.

Fieldhead Avenue, Bury, BL8 2LZ

Offers Over £340,000

3 1 2 C

- An Exceptional Semi Detached Family Home
 - Perfect Family Home
 - Off Road Parking
 - Tenure Leasehold
- Three Bedrooms
 - Sought After Location
 - Council Tax Band C
- Fully Updated
 - Beautiful Landscaped Gardens
 - EPC Rating C

Ground Floor

Entrance

Composite double glazed frosted leaded door to the hallway.

Hallway

11'8 x 5'9 (3.56m x 1.75m)

Central heating radiator, acoustic wood panelled elevations, under staircase storage cupboard, wood effect laminate flooring, oak doors to the reception room and kitchen.

Reception Room

12'11 x 11'7 (3.94m x 3.53m)

UPVC double glazed inset bow window, central heating radiator, coving, spotlights, electric living flame fire, television point, wood effect vinyl flooring.

Kitchen

18 x 8'10 (5.49m x 2.69m)

UPVC double glazed window, plinth heater, a range of panelled wall and base units, granite surface, inset stainless steel sink with a high spout Quooker boiling water mixer tap, integrated electric high rise double oven, four ring induction hob and extractor hood, integrated fridge and dishwasher, spotlights, pantry, three feature wall lights, wood effect laminate flooring, UPVC double glazed frosted door to the utility room, UPVC double glazed French doors to the garden room.

Garden Room

13'7 x 12'10 (4.14m x 3.91m)

UPVC double glazed surrounding windows, central heating radiator, television point, electric living flame fire, wood effect laminate flooring, UPVC double glazed French doors to the rear.

Utility Room

10'11 x 6'7 (3.33m x 2.01m)

Plumbing for washing machine and dryer, space for an American style fridge freezer, spotlights, tiled flooring, doors to the WC and garage, UPVC double glazed French doors to the rear.

WC

3'2 x 2'5 (0.97m x 0.74m)

Dual flush WC with wash basin cistern and mixer tap, tiled flooring.

Garage

8'6 x 6'7 (2.59m x 2.01m)

Power, lighting, electric roller shutter door.

First Floor

Landing

7'1 x 6 (2.16m x 1.83m)

UPVC double glazed window, loft access with Velux window and electrics and boiler (approx. 12 months old), pendant lighting, oak doors to three bedrooms and bathroom.

Bedroom One

11'10 x 11'1 (3.61m x 3.38m)

UPVC double glazed window, central heating radiator, coving, spotlights, fitted wardrobes, two feature wall lights.

Bedroom Two

10'8 x 9'9 (3.25m x 2.97m)

UPVC double glazed window, central heating radiator, coving, spotlights.

Bedroom Three

8'8 x 6'10 (2.64m x 2.08m)

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

Bathroom

7'8 x 5'10 (2.34m x 1.78m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of an L shaped panelled bath with mixer tap and an over head direct feed rainfall shower and rinse head, dual flush WC, vanity top wash basin with mixer tap, tiled elevations, PVC panelling to the ceiling, spotlights, extractor fan, tiled flooring.

External

Rear

Enclosed garden with laid to lawn, bedding, paving, pergola, power and lighting.

Front

Laid to lawn garden with bedding, off road parking and access to the garage.

