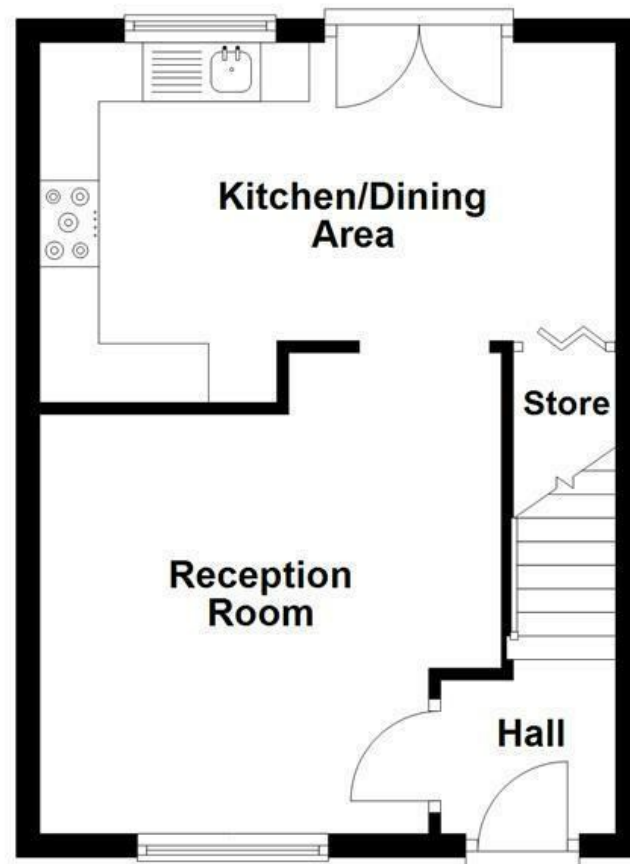
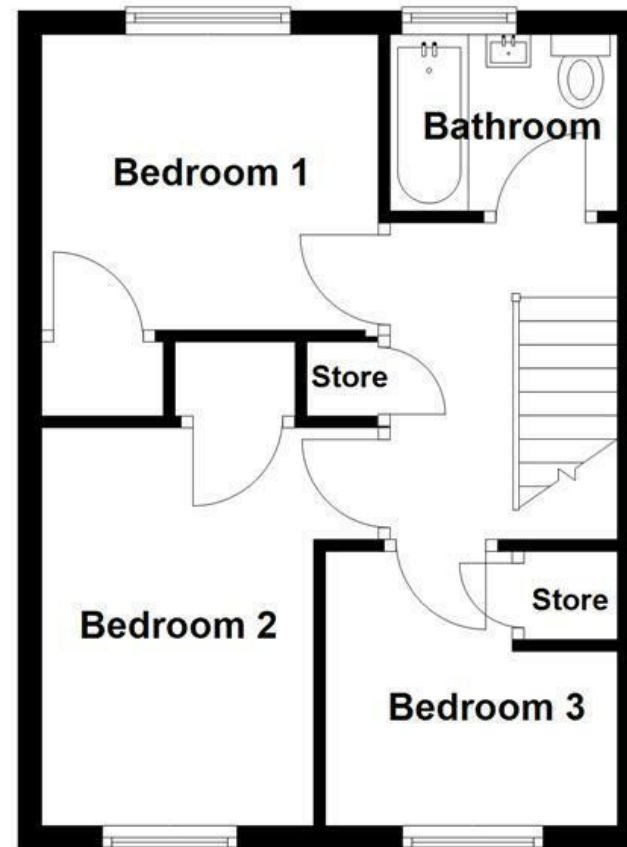


Ground Floor



First Floor



| Energy Efficiency Rating                                  |           |           |
|-----------------------------------------------------------|-----------|-----------|
|                                                           | Current   | Potential |
| Very energy efficient - lower running costs               |           |           |
| (92 plus) <b>A</b>                                        |           | <b>86</b> |
| (81-91) <b>B</b>                                          |           |           |
| (69-80) <b>C</b>                                          | <b>70</b> |           |
| (55-68) <b>D</b>                                          |           |           |
| (39-54) <b>E</b>                                          |           |           |
| (21-38) <b>F</b>                                          |           |           |
| (1-20) <b>G</b>                                           |           |           |
| Not energy efficient - higher running costs               |           |           |
| England & Wales<br><small>EU Directive 2002/91/EC</small> |           |           |

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.

## Rufford Drive, Whitefield, M45 8PN

### Offers Over £210,000

AN IDYLIC THREE BEDROOM END TERRACED PROPERTY

Having been presented and updated beautifully throughout with immaculate presentation, an abundance of indoor and outdoor space and stylish decoration, this exceptional three bedroom end terraced property is being proudly welcomed to the market in the desirable location of Whitefield. With enviable wrap around gardens, open plan kitchen diner and brightly lit rooms, this 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 Manchester, Salford, Bury and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and houses a staircase to the first floor. The reception room leads on to a contemporary fitted kitchen diner. The first floor comprises of doors on to three generously sized bedrooms and a modern family bathroom. Externally there is a stunning wraparound garden with laid to lawn paving and bedding areas to the rear. To the front there is a laid to lawn garden with mature shrubs.

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



# Rufford Drive, Whitefield, M45 8PN

## Offers Over £210,000

 3  1  1  C

- Immaculate End Terrace Property
  - Modern Fitted Dining Kitchen
  - Wraparound Gardens
  - EPC Rating C
- Three Bedrooms
  - Neutral Decoration Throughout
  - Tenure Freehold
- Three Piece Bathroom
  - Complete Blank Canvas
  - Council Tax Band A

### Ground Floor

#### Entrance Hall

4'11 x 4'3 (1.50m x 1.30m )  
UPVC double glazed frosted front door, central heating radiator, wood effect laminate flooring, door to reception room and stairs to first floor.

#### Reception Room

13'5 x 12'10 (4.09m x 3.91m)  
UPVC double glazed leaded window, central heating radiator, coving, ceiling rose, television point, wood effect laminate flooring and open to kitchen/dining area.

#### Kitchen/Dining Area

16'0 x 10'10 (4.88m x 3.30m)  
UPVC double glazed window, central heating radiator, coving, smoke detector, 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 oven with five ring gas hob and extractor hood, space for American-style fridge freezer, plumbing for washing machine, integrated boiler, under stairs storage, wood effect lino flooring and UPVC double glazed French doors to rear.

### First Floor

#### Landing

8'0 x 6'4 (2.44m x 1.93m )  
Loft access, smoke detector, storage cupboard, doors leading to three bedrooms and bathroom.

#### Bedroom One

9'4 x 9'4 (2.84m x 2.84m )  
UPVC double glazed window, central heating radiator, central heating radiator and storage cupboard.

#### Bedroom Two

10'10 x 9'7 (3.30m x 2.92m)  
UPVC double glazed leaded window, central heating radiator and storage cupboard.

#### Bedroom Three

8'1 x 8'0 (2.46m x 2.44m)  
UPVC double glazed leaded window, central heating radiator and storage cupboard.

#### Bathroom

6'3 x 5'5 (1.91m x 1.65m )  
UPVC double glazed frosted window, central heating radiator, panelled bath with traditional taps and electric feed shower, vanity top wash basin with mixer tap, dual flush VVC, tiled elevations and wood effect lino flooring.

### External

#### Rear

Wraparound garden with laid to lawn paving and bedding areas.

#### Front

Laid to lawn garden with mature shrubs.



Tel: 01617510340

www.keenans-estateagents.co.uk