



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	83
(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	

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## Burrs Lea Close, Bury, BL9 5HT

### Offers Over £285,000

IMMACULATE DETACHED FAMILY HOME

Nestled in the charming neighbourhood of Burrs Lea Close, Bury, this delightful three-bedroom house is an ideal home for a growing family. The property provides ample space for relaxation and entertaining guests. The master bedroom is generously sized, complemented by two smaller bedrooms that are perfect for children or guests.

The house features two well-appointed bathrooms, including a convenient downstairs WC, ensuring that family life runs smoothly. The main bathroom, located upstairs, is designed for comfort and functionality.

Outside, the property offers a rear enclosed yard, which has been thoughtfully designed with artificial turf, making it low-maintenance and perfect for outdoor play or summer gatherings. The front garden is laid to lawn, adorned with bedding areas that add a touch of greenery and charm. Additionally, off-road parking is available down the side of the property, providing convenience for residents and visitors alike.

This home presents a wonderful opportunity for those seeking a blend of comfort, space, and practicality in a friendly community. With its appealing features and prime location, it is sure to

# Burrs Lea Close, Bury, BL9 5HT

Offers Over £285,000

 3  1  2  C

- Immaculate Detached Property
- Modern Fitted Dining Kitchen
- Off Road Parking
- EPC Rating C
- Three Bedrooms
- Perfect Family Home
- Tenure Freehold
- Three Piece Bathroom Suite
- Spacious Rear Garden
- Council Tax Band C

## Ground Floor

### Entrance Hall

10'3 x 3'0 (3.12m x 0.91m)

Composite double glazed frosted front door, central heating radiator, doors leading to WC, reception room and stairs to first floor.

### WC

5'4 x 2'8 (1.63m x 0.81m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap and tiled effect flooring.

### Reception Room

16'2 x 11'6 (4.93m x 3.51m)

UPVC double glazed window, central heating radiator, electric fire with stone hearth and surround, television point, doors to under stairs storage and kitchen.

### Kitchen

15'1 x 8'7 (4.60m x 2.62m)

UPVC double glazed window, upright central heating radiator, range of high gloss wall and base units with quartz work surfaces and upstands, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated high rise double oven, four ring gas hob and extractor hood, quartz splashback, space for fridge freezer, under unit lighting, spotlights, tiled effect flooring and open to dining area.

### Dining Area

9'5 x 8'6 (2.87m x 2.59m)

UPVC double glazed windows, spotlights, tiled effect flooring and UPVC double glazed door to rear.

## First Floor

### Landing

9'3 x 6'0 (2.82m x 1.83m)

UPVC double glazed frosted window, loft access, smoke detector, doors leading to three bedrooms and bathroom.

### Bedroom One

15'1 x 9'9 (4.60m x 2.97m)

Two UPVC double glazed windows, central heating radiator, fitted wardrobes and door to over stairs storage.

### Bedroom Two

8'10 x 8'8 (2.69m x 2.64m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

8'10 x 6'1 (2.69m x 1.85m)

UPVC double glazed window and central heating radiator.

### Bathroom

5'11 x 5'5 (1.80m x 1.65m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and overhead electric feed shower, spotlights, tiled elevations and tiled effect flooring.

## External

### Rear

Enclosed garden with artificial lawn and paved patio.

### Front

Laid to lawn garden, bedding area and tarmac driveway.



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