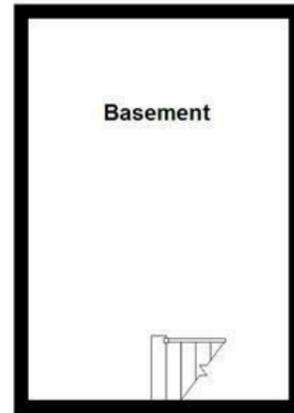
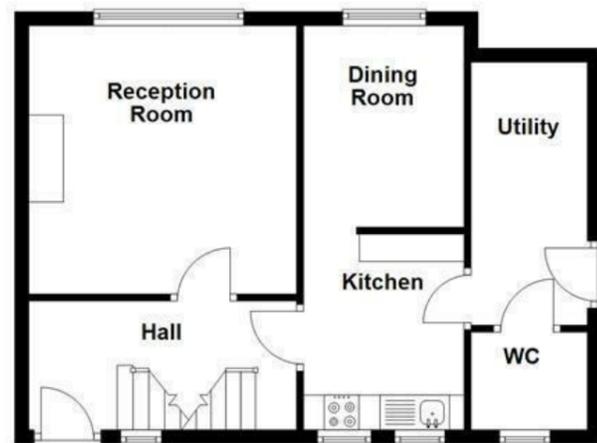


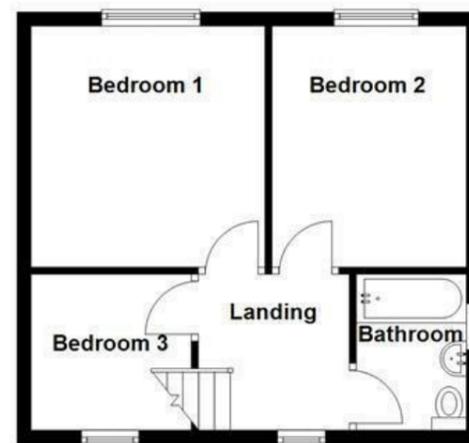
Lower Ground Floor



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	82
(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.

Holme Avenue, Bury, BL8 1HW

£270,000

THREE BEDROOM FAMILY HOME

This well-presented three-bedroom home offers a comfortable and practical living space across three floors, with a fully paved frontage and rear garden.

On entry, the property features a welcoming hallway with access to the main reception room and kitchen/dining area, as well as stairs leading both to the first floor and to a spacious basement for additional storage or flexible use.

The main reception room is bright and inviting, featuring a double-glazed window, central heating radiator, wall lighting, and an electric fire. The kitchen/dining area includes multiple double-glazed windows, a four-ring gas hob with integrated oven, stainless steel sink, tiled splashback, and laminate flooring, with ample space for a large dining table.

Off the kitchen, the extension boasts an office area and a convenient utility area incorporating a WC, washbasin, and space for a washer and dryer.

Upstairs, a central landing leads to a modern family bathroom and three bedrooms. The bathroom includes a bath with overhead rainfall electric shower, wash basin, dual-flush toilet, and a

Holme Avenue, Bury, BL8 1HW

£270,000



- Stunning Three Bed Semi-Detached Home
- Three Well Proportioned Bedrooms
- Ideal Family Home
- EPC Rating C
- Extended downstairs, including downstairs WC and office/pantry space
- Basement with ample storage
- Tenure Freehold
- Ample Off Road Parking For Numerous Vehicles
- Spacious Rear Garden Space
- Council Tax Band A

Ground Floor

Entrance Hallway

6'0 x 12'0 (1.83m x 3.66m)

UPVC door with frosted window, Smoke alarm, Stairs leading to first floor, doors leading to reception room one and kitchen/dining room. Floor hatch leading to basement under stairs.

Reception Room One

12'5 x 12'5 (3.78m x 3.78m)

UPVC double glazed window, central heating radiator, wall lights, electric fireplace.

Kitchen/Dining Room

13'0 x 7'06 (3.96m x 2.29m)

UPVC double glazed windows, central heating radiator, four ring gas stove with integrated oven in wall unit. Stainless steel single basin with draining board and mixer tap, tiled splash back, laminate flooring, space for large dining table. Doors leading to utility, office room and downstairs WC.

Downstairs WC

5'4 x 4'6 (1.63m x 1.37m)

UPVC double glazed frosted window, vinyl flooring, two in one dual toilet, wall mounted sink. Space and plumbing for washer and dryer. Recently installed wall mounted boiler

Lower Ground Floor

Basement

18'01 x 12'09 (5.51m x 3.89m)

Floor hatch and stairs leading to basement with three sectioned storage

First Floor

Landing

UPVC double glazed window, central heating radiator, smoke alarm. Doors leading to bathroom, three bedrooms and loft access.

Bathroom

7'10 x 5'7 (2.39m x 1.70m)

UPVC double glazed frosted window, electric towel radiator, fully tiled wall and elevations. Dual flush toilet, wash basin with mixer tap and bath with recently installed overhead rainfall electric shower.

Bedroom One

12' x 10' (3.66m x 3.05m)

UPVC Double glazed window. Central heating radiator.

Bedroom Two

10 x 10 (3.05m x 3.05m)

UPVC Double glazed window. Central heating radiator.

Bedroom Three

8 x 5'7 (2.44m x 1.70m)

UPVC Double glazed window. Central heating radiator.

External

Fully paved rear garden, Front garden with fully paved driveway.



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