

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	75
(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.

## Heapworth Avenue, Bury, BL0 9EH

### Offers Over £375,000

AN OUTSTANDING SEMI DETACHED TRUE BUNGALOW

Nestled on Heapworth Avenue in the charming town of Ramsbottom, Bury, this unique semi-detached true bungalow offers an exceptional living experience. With its enviable features and thoughtful extensions to the rear, this property boasts panoramic views that are sure to impress.

Inside, you will find three spacious double bedrooms, each equipped with fitted wardrobes, providing ample storage for your belongings. The open plan living space is a highlight of the home, featuring vaulted ceilings in both the kitchen and living room, which create a sense of grandeur and light. The contemporary fitted bathroom adds a touch of modern elegance, while the open plan kitchen diner is perfect for family gatherings and entertaining guests.

A fantastic conservatory extends the living area, allowing you to enjoy the stunning gardens that surround the property. The gardens are beautifully maintained, providing a serene outdoor space for relaxation and recreation. Additionally, off-road parking ensures convenience for you and your guests.

This bungalow is the perfect home for families or couples seeking a blend of comfort and style. With its unique features, including an impressive brick-built bar in the hallway, this property truly stands out. Don't miss the opportunity to make this remarkable bungalow your new home in Ramsbottom.

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

# Heapworth Avenue, Bury, BL0 9EH

## Offers Over £375,000



- Tenure Freehold
- Off Road Parking
- Viewing Essential
- Easy Access To Major Network Links
- Council Tax Band D
- Three Well Proportioned Bedrooms
- Fitted Kitchen And Four Piece Bathroom Suite
- EPC Rating D
- Open Plan Living Space
- Panoramic Views And Envious Garden Space

### Ground Floor

#### Entrance

Composite double glazed leaded door to hall.

#### Hall

19'1 x 15'5 (5.82m x 4.70m)

Central heating radiator, cornice coving, dado rail, loft access, brick built bar, storage cupboard, hardwood single glazed frosted double doors to reception room, doors to dining room, three bedrooms and bathroom.

#### Reception Room

24'9 x 11'4 (7.54m x 3.45m)

Two UPVC double glazed leaded window, two central heating radiators, vaulted ceiling with exposed beams, five feature wall lights, electric fire with limestone hearth and surround, television point and UPVC double glazed sliding door to conservatory.

#### Conservatory

19'3 x 12' (5.87m x 3.66m)

UPVC double glazed windows, central heating radiators, UPVC double glazed roof, four feature wall lights, meter cupboard and UPVC double glazed door to rear.

#### Dining Room

12'4 x 8'7 (3.76m x 2.62m)

Central heating radiator, coving, smoke alarm and open to kitchen.

#### Kitchen

11'8 x 9'6 (3.56m x 2.90m)

UPVC double glazed window, vaulted ceiling with two Velux windows, range of panelled wall and base units, granite effect surface, tiled splash back, ceramic sink and drainer with mixer tap, integrated electric double oven with four ring electric hob and extractor hood, integrated fridge freezer, dishwasher, washing machine and dryer, feature wall light, under unit lighting, tiled floor and UPVC double glazed frosted door to rear.

#### Bedroom One

15'9 x 12'3 (4.80m x 3.73m)

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

#### Bedroom Two

10'9 x 9'6 (3.28m x 2.90m)

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

#### Bedroom Three/Office

10'8 x 8'10 (3.25m x 2.69m)

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

#### Bathroom

18'2 x 7'9 (5.54m x 2.36m)

UPVC double glazed frosted window, two central heating radiators, panel bath with mixer tap, dual flush WC, vanity top wash basin with mixer tap, double direct feed shower enclosure, tiled elevation, PVC to ceiling, spotlights, extractor fan and tiled floor.

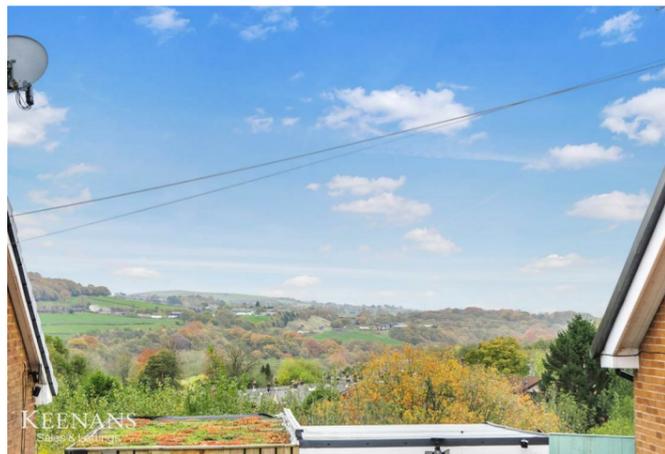
### External

#### Rear

Tiered garden with paving, bedding areas, mature shrubs and storage shed.

#### Front

Garden with bedding areas, paving mature shrubs and off road parking.



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