



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(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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Moss Hall Road, Bury, BL9 7JJ

Asking Price £240,000

A SPACIOUS THREE BEDROOM SEMI-DETACHED HOME WITH GARDEN, BAR AND WORKSHOP

Nestled on the charming Moss Hall Road in Bury, this delightful semi-detached family home offers a perfect blend of comfort and convenience. Boasting three spacious bedrooms, this property is ideal for a growing family or a professional couple seeking ample living space. The well-proportioned reception room provides a welcoming atmosphere, perfect for both relaxation and entertaining.

One of the standout features of this home is its generous garden, which not only offers a tranquil outdoor space but also includes a bar and a workshop, catering to various hobbies and leisure activities. The garden is an excellent area for children to play or for hosting summer gatherings with friends and family.

For those with vehicles, the property includes off-road parking for one car, ensuring ease of access and security. The location is particularly advantageous, as it is well-situated for accessing key commuter routes, making it an excellent choice for those who travel for work. Additionally, local amenities are within easy reach, providing convenience for everyday needs.

This semi-detached house on Moss Hall Road is a wonderful opportunity for anyone looking to settle in a spacious and well-connected home. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely property your new home.

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■ Semi Detached Property

■ Fitted Kitchen

■ Off Road Parking To Rear

■ EPC Rating: D

■ Three Bedrooms

■ Three Piece Bathroom

■ Tenure: Freehold

■ Spacious Reception Room

■ Extensive Rear Garden With Bar And Workshop

■ Council Tax Band: C

Ground Floor

Hall

5'4 x 5'2 (1.63m x 1.57m)

UPVC double glazed frosted entrance door, tiled floor, stairs to first floor and door to reception room.

Reception Room

23'1 x 11'7 (7.04m x 3.53m)

UPVC double glazed bay window, two central heating radiators, coving, electric log burner effect stove, TV point, wood effect flooring,open access to kitchen and UPVC French doors to conservatory.

Kitchen

11'6 x 6'9 (3.51m x 2.06m)

UPVC double glazed window, wall and base units, granite worktops, integrated oven, five burner gas hob, extractor hood, tiled splash back, one and half bowl stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for fridge, tiled flooring and UPVC double glazed door to rear.

Conservatory

11'8 x 8'5 (3.56m x 2.57m)

UPVC double glazed windows pitched polycarbonate roof, ceiling fan, tile effect flooring and UPVC double glazed door to rear.

First Floor

Landing

9'4 x 6' (2.84m x 1.83m)

UPVC double glazed window, storage and doors to three bedrooms and bathroom.

Bedroom One

10'8 x 9' (3.25m x 2.74m)

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

Bedroom Two

8'8 x 8'6 (2.64m x 2.59m)

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

Bedroom Three

7'11 x 6' (2.41m x 1.83m)

UPVC double glazed window and central heating radiator,

Bathroom

6'5 x 5'5 (1.96m x 1.65m)

UPVC double glazed frosted window, central heated towel rail, low flush WC, vanity top wash basin with mixer tap, P shape panel bath with mixer tap and direct feed rainfall shower and rinse head over, tiled elevation and tiled flooring.

External

Front

Laid to lawn garden and path.

A bright sunroom with a vaulted glass roof, large windows, and a beige sofa. A small black coffee table sits in front of the sofa. The room opens up to a garden.

A living room with a grey fireplace, a large TV on a stand, a blue leather sofa, and a window with flowers.

A living room with a blue leather sofa, a large TV on a stand, and a fireplace with a log burner.

A kitchen with light wood cabinets, a granite countertop, a sink, and a window.

A bathroom with a white bathtub, a sink, a toilet, and a stone wall.

A bedroom with a bed covered in a green and white patterned duvet, a window, and a door.

A bedroom with a bed, a window, and a nightstand.

A bar area with a stone wall, a bar counter, stools, and a TV.

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