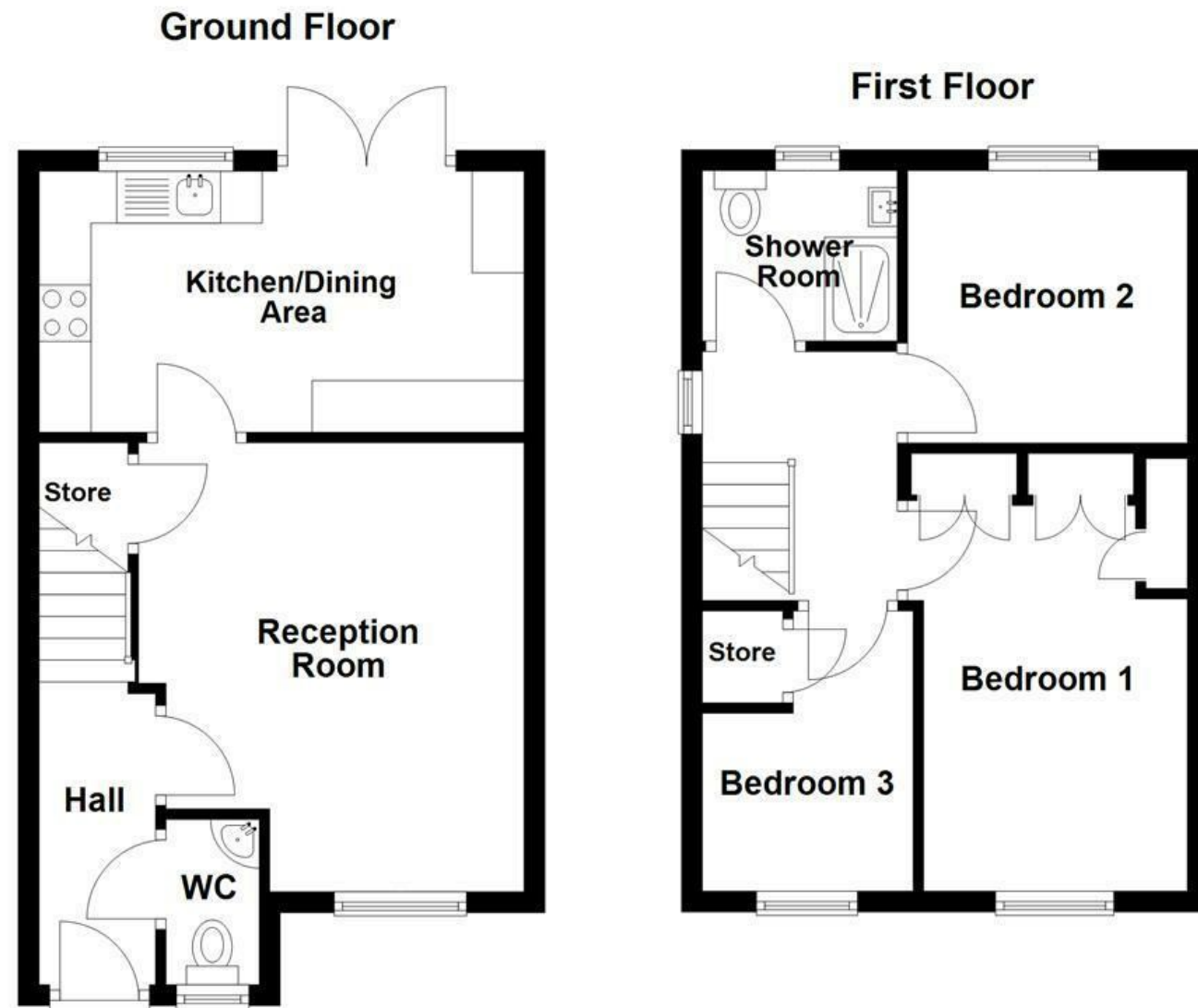




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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.

Wash Lane, Bury, BL9 7DH

£210,000

A PERFECT FAMILY HOME

Nestled on the charming Wash Lane in Bury, this exceptional semi-detached family home is a true gem. With three well-proportioned bedrooms and a thoughtfully designed bathroom, this property offers ample space for family living. The heart of the home is undoubtedly the open-plan dining kitchen which has been beautifully updated to feature modern fixtures and stylish decoration, creating an inviting atmosphere for both cooking and entertaining.

The immaculate presentation of this residence is evident from the moment you step inside. The neutral decor throughout allows for a seamless blend of personal style, making it easy for you to add your own touch. The property boasts a delightful garden both at the front and rear, providing a perfect outdoor space for children to play or for hosting summer gatherings.

Additionally, the convenience of a double driveway ensures that parking is never a concern, making this home as practical as it is appealing. This semi-detached house has been meticulously maintained and is ready for you to move straight in, making it the ideal family home. With its combination of modern living and classic charm, this property is not to be missed. Come and experience the warmth and comfort that this lovely home has to offer.

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

Wash Lane, Bury, BL9 7DH

£210,000



- Exceptional Semi Detached Property
- Modern Fitted Dining Kitchen
- On Street Parking
- EPC Rating C
- Three Bedrooms
- Perfect First Home
- Tenure Leasehold
- Three Piece Shower Room
- Low Maintenance Rear Garden
- Council Tax Band B

Ground Floor

Entrance Hall

8'7 x 2'11 (2.62m x 0.89m)
Composite double glazed leaded frosted front door, central heating radiator, doors leading to reception room, WC and stairs to first floor.

WC

5'3 x 2'11 (1.60m x 0.89m)
UPVC double glazed frosted window, central heating radiator, dual flush WC and corner pedestal wash basin with mixer tap.

Reception Room

14'2 x 12'2 (4.32m x 3.71m)
UPVC double glazed window, central heating radiator, acoustic wood panelled elevation, television point, under stairs storage and door to kitchen/dining area.

Kitchen/Dining Area

15'3 x 8'3 (4.65m x 2.51m)
UPVC double glazed window, central heating radiator, range of high gloss wall and base units with slate effect work surfaces, tiled splashback, composite sink and drainer with high spout mixer tap, integrated Zanussi oven and microwave, four ring gas hob and extractor hood, integrated fridge freezer, integrated washing machine, breakfast bar, tiled flooring and UPVC double glazed French doors to rear.

First Floor

Landing

7'11 x 6'2 (2.41m x 1.88m)
UPVC double glazed window, smoke detector, loft hatch, doors leading to three bedrooms and shower room.

Bedroom One

14'0 x 8'9 (4.27m x 2.67m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

8'9 x 8'7 (2.67m x 2.62m)
UPVC double glazed window and central heating radiator.

Bedroom Three

8'9 x 6'7 (2.67m x 2.01m)
UPVC double glazed window, central heating radiator and over stairs storage.

Shower Room

6'0 x 5'5 (1.83m x 1.65m)
UPVC double glazed frosted window, heated towel rail, dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall shower enclosed with rinse head, tiled elevations, extractor fan and tiled flooring.

External

Rear

Enclosed garden with stone chippings, paving and storage shed.

Front

Tiered paved garden with paving.



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