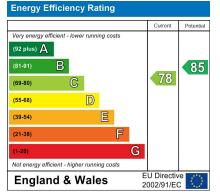
# **KEENANS**

Sales & Lettings



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



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# Hollins Square, Bury, BL9 8DH Offers Over £400,000

A GORGEOUS FOUR BEDROOM FAMILY HOME ON AN EXCLUSIVE GATED COMMUNITY

Nestled in the charming Hollins Square, Bury, this stunning four-bedroom semi-detached townhouse is a true gem within an exclusive gated community. Boasting two reception rooms and two bathrooms, this

The generous plot size provides low maintenance rear gardens, ideal for hosting gatherings with family and friends or enjoying summer barbecues in style. The property's layout is perfect for a young family looking

Conveniently located just a short drive away from Bury town centre, residents can easily access a variety of amenities, including shops, restaurants, and entertainment options. Additionally, the property's excellent connectivity to major commuter routes ensures that travel in and around the area is a breeze.

Don't miss out on the opportunity to own this beautiful townhouse in a sought-after location that perfectly combines comfort, style, and convenience.

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## Hollins Square, Bury, BL9 8DH Offers Over £400,000













- Tenure Leasehold
- Off Road Parking
- Ideal Family Home With Viewing Essential
- Secure Gated Community

- Council Tax Band E
- Semi Detached Townhouse
- Ready To Move Into

- EPC Rating C
- Four Bedrooms
- Enviable Laid To Lawn Gardens To The Front And Rear Of Property

#### **Ground Floor**

#### **Entrance**

Secure vehicular and pedestrian gated entrance, composite door to

#### **Entrance Hallway**

13' x 7'4 (3.96m x 2.24m)

Central heating radiator, spotlights, smoke alarm, tiled flooring, stairs to first floor, doors to kitchen, WC and reception room two.

#### **Reception Room Two**

10'3 x 6'9 (3.12m x 2.06m)

UPVC double glazed window, central heating radiator and open to

6' x 3'5 (1.83m x 1.04m)

Central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, extractor fan, part tiled elevation, tiled flooring and

#### Kitchen

11'1 x 10'11 (3.38m x 3.33m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units, laminate work tops, oven with a four ring gas hob, extractor hood, stainless steel splashbacks, tiled splashbacks, integrated microwave, dish washer and fridge freezer, stainless steel sink and drainer with mixer tap, extractor fan, tiled flooring, spotlights and door to reception room one.

#### **Reception Room One**

16' x 11'6 (4.88m x 3.51m)

UPVC double glazed French doors to rear, central heating radiator, spotlights, television point and open access to reception room two.

#### **First Floor**

## Landing

Central heating radiator, stairs to second floor, doors to office and two

#### Office/Bedroom Four

7'5 x 7'2 (2.26m x 2.18m)

Hard wood double glazed window, central heating radiator and vaulted

#### **Bedroom Two**

13'5 x 11'7 (4.09m x 3.53m)

UPVC double glazed window, central heating radiator and door to en

## **En Suite**

5'10 x 5' (1.78m x 1.52m)

UPVC double glazed window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, corner direct feed rainfall shower with rinse head, tiled elevation, spotlights, tiled flooring and extractor fan.

#### **Bedroom Three**

11' x 10'6 (3.35m x 3.20m)

Hard wood double glazed window, central heating radiator, spotlights, wood effect flooring and fitted wardrobes.

#### **Second Floor**

#### Landing

Plumbing and space for a washing machine and dryer, door to dressing room and bathroom.

#### **Bathroom**

11' x 10'6 (3.35m x 3.20m)

Velux window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, bidet, direct feed shower enclosure, tiled panel bath with mixer tap, part tiled elevation, tiled effect flooring, central heating towel rail, extractor fan and spotlights.

#### **Dressing Room**

20'5 x 6'9 (6.22m x 2.06m)

#### **Bedroom One**

11'7 x 10'11 (3.53m x 3.33m)

Velux window, central heating radiator and under eave storage.

#### External

#### Front

Communal maintained laid to lawn gardens, bedding areas and allocated parking for two vehicles.

Paved patio enclosed area, artificial grass, bedding areas, space for a timber shed and paving to the side of property.















