Keenans

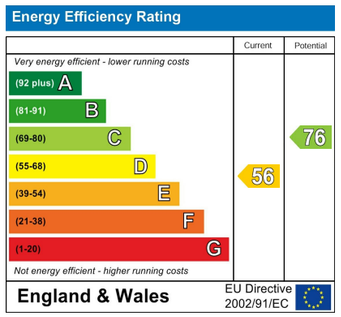












Waddington Close, Bury, BL8 2JB

Offers Over £350,000

AN EXQUISITE DETACHED BUNGALOW

Nestled in the desirable Waddington Close, Lowercroft, Bury, this charming three-bedroom detached bungalow is a true gem that promises to impress. Set in a sought-after residential area, the property is conveniently located near excellent schools and local amenities, making it an ideal choice for families.

As you approach the bungalow, you will be greeted by beautifully landscaped gardens that enhance its curb appeal. The elevated position offers stunning views, and the Juliet balcony at the front is perfect for enjoying breath taking sunsets. The sizeable driveway provides ample off-road parking and leads to a garage with an up-and-over door, ensuring practicality alongside elegance.

Internally, the accommodation is both spacious and inviting. The entrance hall leads to a large lounge and dining room, perfect for entertaining or relaxing with family. The well-appointed kitchen flows seamlessly into a delightful conservatory, creating a bright and airy atmosphere. The property boasts three generously sized bedrooms, including a fantastic second bedroom that features a dressing room, cleverly extended into the garage space. The family bathroom is conveniently located to serve all bedrooms.

The interiors are stylish and neutral, allowing for personal touches to be added with ease. The beautifully landscaped gardens at both the front and rear provide a tranquil outdoor space for children to play or for hosting summer gatherings.

This bungalow truly represents the perfect family home, combining comfort, style, and a picturesque setting. Viewing is highly recommended to fully appreciate all that this property has to offer. Do not miss the opportunity to make this delightful bungalow your new home.

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

2 The Rock, Bury, BL9 0AD
Tel: 01617510340 | Email: bury@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

Waddington Close, Bury, BL8 2JB

Offers Over £350,000

3 1 2 D

- Three Bedroom Detached Bungalow
- Beautifully Landscaped Gardens
- Off Road Parking
- Tenure - Leasehold
- Spacious Lounge And Dining Room
- Stunning Elevated Views
- EPC Rating - D
- Bright Conservatory Extension
- Sought After Residential Location
- Council Tax Band - D

Ground Floor

Entrance
UPVC door to porch.

Porch
5'11 x 3'5 (1.80m x 1.04m)

UPVC double glazed leaded window, central heating radiator, wood effect laminate flooring, single glazed door to reception room.

Reception Room
22'1 x 14'7 (6.73m x 4.45m)

Central heating radiator, ceiling rose, two feature wall lights, cast iron multi fuel burner, television point, wood effect laminate flooring, door to bedroom one, single glazed doors to side porch and inner hall, aluminium double glazed sliding door to front.

Bedroom One
11'1 x 8'11 (3.38m x 2.72m)

Two UPVC double glazed windows, central heating radiator, open storage, wood effect laminate flooring.

Side Porch
8'8 x 5'1 (2.64m x 1.55m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring, UPVC door to side.

Inner Hall
9'11 x 3'10 (3.02m x 1.17m)

Loft access, storage cupboard, wood effect laminate flooring, doors to kitchen, dressing room, bedroom three and bathroom.

Kitchen
12'2 x 8'11 (3.71m x 2.72m)

Range of panelled wall and base units, wood effect surfaces, tiled splashbacks, stainless steel sink and drainer with mixer tap, integrated electric high rise oven and four ring induction hob and extractor hood, integrated dish washer, space for fridge freezer, plumbing for washing machine and dryer, spotlights, tiled flooring, open to conservatory.

Conservatory
11'1 x 9'10 (3.38m x 3.00m)

UPVC double glazed window, central heating radiator, polycarbonate roof, tiled flooring, UPVC double glazed door to rear.

Dining Room
11'3 x 7'10 (3.43m x 2.39m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring, open to bedroom two.

Bedroom Two
8'3 x 7'2 (2.51m x 2.18m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring.

Bedroom Three
7'11 x 7'5 (2.41m x 2.26m)

Hardwood single glazed window, central heating radiator, wood effect laminate flooring.

Bathroom
8'9 x 5'5 (2.67m x 1.65m)

UPVC double glazed frosted window, chrome heated towel rail, three piece suite comprising of a tile panelled bath with electric feed shower, vanity top wash basin with mixer tap and a dual flush WC, tiled elevations, spotlights, tiled effect lino flooring.

External

Front
Tiered garden with bedding areas, paving areas, mature shrubbery, off road parking and access to garage.

Rear
Enclosed garden with block paving, stone chipping, bedding areas, summer house and storage shed.










Tel: 01617510340

www.keenans-estateagents.co.uk