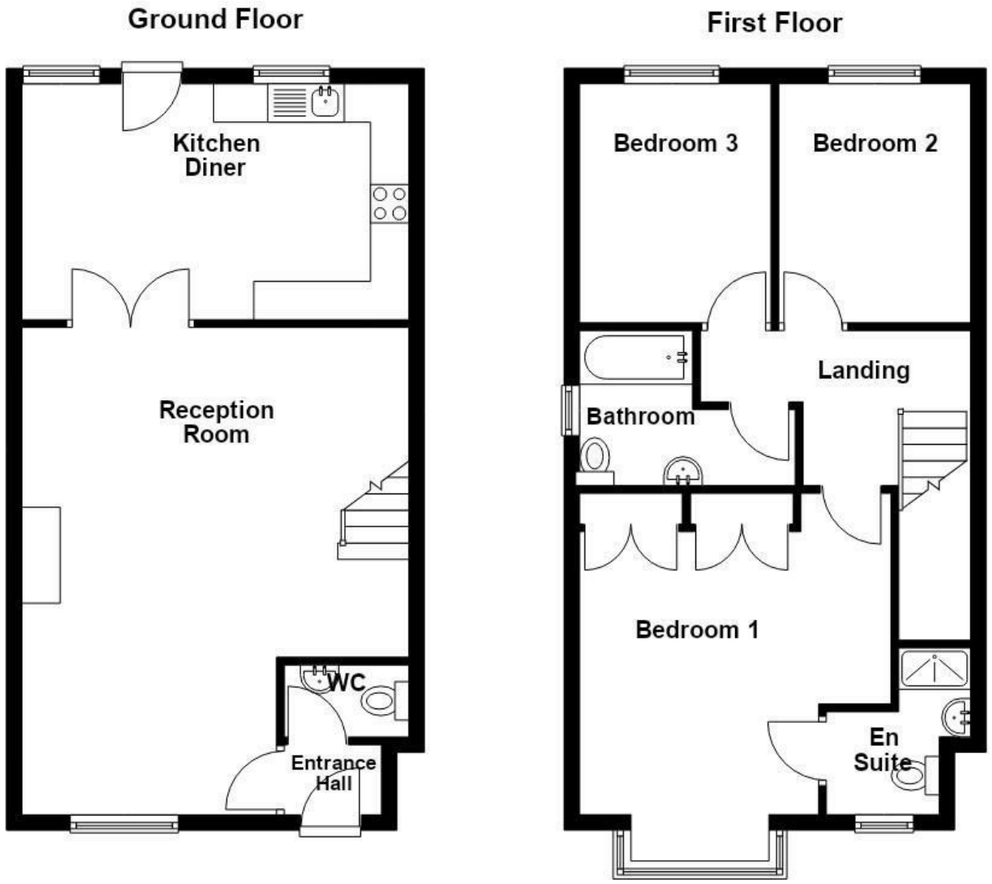
Keenans

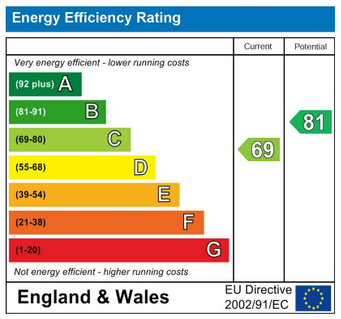











# Victoria Court, Bury, BL8 3GY

## £325,000

AN EXQUISITE END TERRACED PROPERTY ON A GATED COMPLEX

Nestled in the charming village of Tottington, Bury, this exquisite house in Victoria Court offers a delightful blend of modern living and stylish interiors. The property boasts three generously sized double bedrooms, making it an ideal family home. The heart of the house is a contemporary dining kitchen, perfect for family meals and entertaining guests.

With an enviable and inviting reception room, there is ample space for relaxation and socialising. The family bathroom has been thoughtfully designed, providing both comfort and convenience for daily routines.

One of the standout features of this property is its enviable low maintenance garden, which is equipped with power and lighting, allowing for enjoyable outdoor gatherings and peaceful evenings under the stars. The house is fully upgraded throughout, showcasing a modern aesthetic that is both welcoming and sophisticated.

Situated within a secure gated courtyard, this home offers a sense of privacy and exclusivity, making it a rare find in such a sought-after location. The complex is located in one of the most popular villages, providing easy access to local amenities and a friendly community atmosphere.

This property is truly not to be missed. Whether you are looking for a family home or a stylish retreat, this house in Victoria Court is sure to impress. Come and experience the perfect blend of comfort and elegance in this remarkable residence.

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

# Victoria Court, Bury, BL8 3GY

## £325,000

3 2 1 C

- An Exquisite End Terraced Property
- Sought After Location And A Gated Complex Location
- Off Road Parking
- Council Tax Band B
- Three Bedrooms
- Modern Fixtures And Fittings
- EPC Rating C
- Immaculate Presented And Updated
- Two Bathrooms
- Tenure Leasehold

## Ground Floor

### Entrance
UPVC double glazed door to the entrance hallway.

### Entrance Hallway
4'2 x 3 (1.27m x 0.91m)

Meter cupboard, doors to the WC, and reception room, staircase to the first floor.

### WC
5'4 x 3'1 (1.63m x 0.94m)

Central heating radiator, a two piece suite comprising of a dual flush WC, vanity top wash basin, extractor fan, herringbone effect lino flooring.

### Reception Room
22'8 x 16'6 (6.91m x 5.03m)

UPVC double glazed window, central heating radiator, television point, acoustic wood panelled elevations, integrated shelving and storage, coving, double doors to the kitchen diner.

### Kitchen Diner
16'6 x 10'1 (5.03m x 3.07m)

Two UPVC double glazed window, central heating radiator, a range of grey high glossed wall and base units, granite surface, tiled splash backs, inset stainless steel one and a half sink and drainer with mixer tap, integrated electric high rise oven and combination microwave, a four ring induction hob and extractor hood, integrated fridge freezer and dishwasher, spotlights, extractor fan, under unit lighting, acoustic wood panelled elevations, tiled flooring, composite double glazed door to the rear.

## First Floor

### Landing
11'7 x 6'8 (3.53m x 2.03m)

Loft access, doors to three bedrooms and bathroom.

### Bedroom One
15'6 x 13'3 (4.72m x 4.04m)

UPVC double glazed bay window, central heating radiator, television point, spotlights, door to the en suite.

### En Suite
7'8 x 5'5 (2.34m x 1.65m)

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

### Bedroom Two
10'3 x 8'2 (3.12m x 2.49m)

UPVC double glazed window, central heating radiator, television point.

### Bedroom Three
10'3 x 7'10 (3.12m x 2.39m)

UPVC double glazed window, central heating radiator, television point.

### Bathroom
10'7 x 6'8 (3.23m x 2.03m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, tiled panelled bath with a direct feed rainfall over head shower, rinse head and mixer tap, tiled elevations, spotlights, extractor fan, LED mirror, inset shelving, tiled flooring.

## External

### Front
Laid to lawn garden with block paved driveway all within a gated complex.

### Rear
Enclosed laid to lawn garden with artificial lawn, porcelain tiled patio, raised bedding areas with lighting and timber fencing with lighting and power.





