




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	69	84
(81-91) B		
(69-80) C		
(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.

Smethurst Hall Road, Bury, BL9 7TP

Offers Over £265,000

A SPACIOUS THREE BEDROOM DETACHED HOME WITH GREAT POTENTIAL

Nestled on Smethurst Hall Road in Bury, this charming three-bedroom detached family home presents an excellent opportunity for those looking to create their ideal living space. While the property requires some modernising throughout, it boasts a generous layout that is perfect for family life.

Upon entering, you will find two spacious reception rooms, providing ample space for relaxation and entertaining. The three double bedrooms offer comfortable accommodation, ensuring that everyone in the family has their own private retreat. The bathroom, while in need of updating, is functional and ready for your personal touch. The exterior of the property features a low-maintenance rear garden, ideal for enjoying the outdoors without the burden of extensive upkeep. Additionally, the driveway and integral garage provide convenient off-road parking, a valuable asset in today's busy world.

Situated in a convenient location, this home is close to local amenities, making daily errands a breeze. Furthermore, major commuter routes are easily accessible, ensuring that you can travel to nearby towns and cities with ease.

This property is a fantastic opportunity for those looking to invest in a home with great potential. With a little vision and effort, you can transform this house into your dream family home. Don't miss out on the chance to make this property your own.

Smethurst Hall Road, Bury, BL9 7TP

Offers Over £265,000

 3  1  2  C

- Spacious Detached Property
- Ample Living Space
- Off Road Parking and Garage
- EPC Rating C
- Three Bedrooms
- Bursting with Potential
- Tenure Rentcharge
- Two Piece Bathroom Suite and WC
- Gardens to Front and Rear
- Council Tax Band E

Ground Floor

Entrance Hall

8'5 x 3'10 (2.57m x 1.17m)

UPVC double glazed frosted front door, door to reception room one and stairs to first floor.

Reception Room One

17'10 x 11'11 (5.44m x 3.63m)

UPVC double glazed bow window, two central heating radiators, television point, cast iron log burner with granite hearth and open to reception room two.

Reception Room Two

11'10 x 9'10 (3.61m x 3.00m)

Central heating radiator, open to kitchen and aluminium sliding door to rear.

Kitchen

12'2 x 9'10 (3.71m x 3.00m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate work surfaces, freestanding oven with four ring electric hob and extractor hood, tiled splashback, double stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for fridge freezer, tiled elevations, wood effect flooring, open to understairs storage with door to garage and UPVC double glazed frosted door to rear.

Garage

18'0 x 9'0 (5.49m x 2.74m)

UPVC double glazed frosted window, meters, wall mounted Worcester boiler, UPVC double glazed frosted door to side elevations and up and over garage door.

First Floor

Landing

Doors leading to three bedrooms, bathroom, WC and linen cupboard.

Bedroom One

15'0 x 11'9 (4.57m x 3.58m)

UPVC double glazed window, central heating radiator and door to over stairs storage.

Bedroom Two

14'11 x 8'11 (4.55m x 2.72m)

UPVC double glazed window, central heating radiator, loft access and door to over stairs storage.

Bedroom Three

11'11 x 9'10 (3.63m x 3.00m)

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

Bathroom

9'10 x 5'4 (3.00m x 1.63m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with traditional taps, wood panel bath with traditional taps, electric feed shower enclosed, wood cladding to ceiling, tiled elevations, extractor fan and tiled flooring.

WC

6'1 x 2'10 (1.85m x 0.86m)

UPVC double glazed frosted window, low basin WC, wood cladding to ceiling, tiled elevations and tiled flooring.

External

Rear

Enclosed garden with paving, bedding areas and timber shed.

Front

Laid to lawn garden, bedding areas, off road parking and access to garage.



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