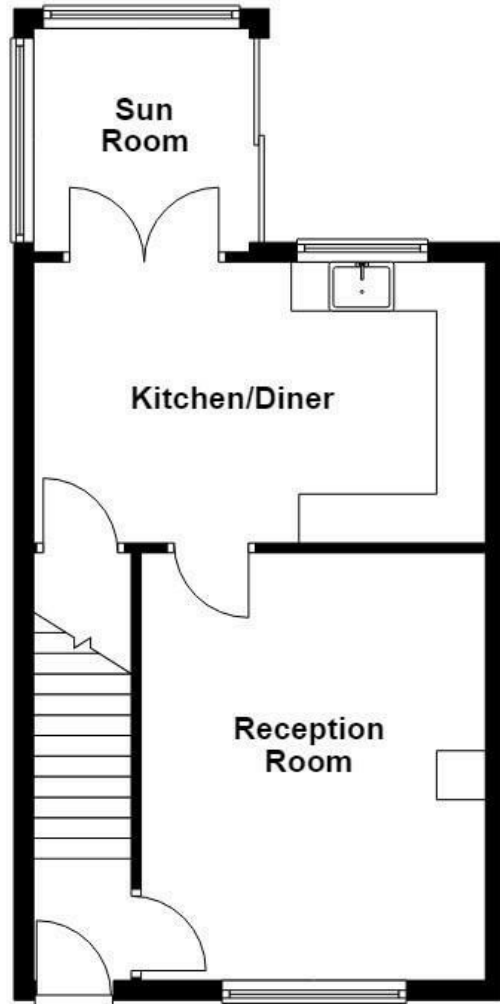
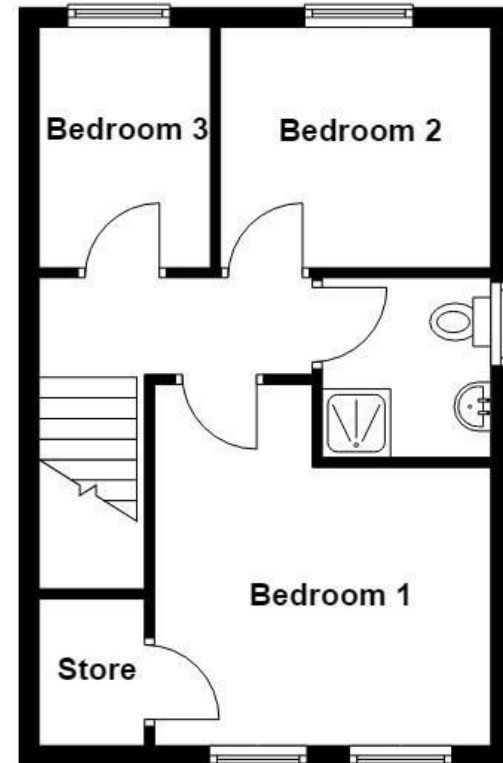




**Ground Floor**  
Approx. 416.2 sq. feet



**First Floor**  
Approx. 365.1 sq. feet



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.

## Aviemore Close, Bury, BLO 9WA

### Offers Over £299,950

STUNNING THREE BEDROOM HOME - SOLD WITH NO ONWARDS CHAIN

Welcome to this stunning semi-detached home located on Aviemore Close in the charming town of Ramsbottom, Bury. This delightful property boasts an abundance of natural light, creating a warm and inviting atmosphere throughout. With a spacious reception room, there is ample space for both relaxation and entertaining, making it perfect for family gatherings or hosting friends.

The home features three well-proportioned bedrooms, providing comfortable living for families or individuals seeking extra space. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the private back garden, offering a serene outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the driveway to the side of the house provides convenient off-road parking, a valuable asset in any home.

Situated in a desirable location, this property is close to local schools, making it an excellent choice for families. Furthermore, the nearby transport links ensure easy access to surrounding

# Aviemore Close, Bury, BLO 9WA

Offers Over £299,950



- Three Bedroom Semi Detached Home
- Ideal for Families
- Off-Road Parking Plus Garage
- EPC TBC
- Desirable Location
- Three Bedrooms
- Council Tax Band C
- Large Reception Room & Kitchen/Diner
- Low Maintenance Rear Garden
- Tenure Freehold

## Ground Floor

### Entrance

UPVC entrance door to hallway.

### Hallway

4'8 x 3'2 (1.42m x 0.97m)

Smoke alarm, stairs leading to the first floor, door to reception room one.

### Reception Room One

18'8 x 14'4 (5.69m x 4.37m)

UPVC double glazed window, central heating radiator, electric fire with stone surround, television point, door to kitchen.

### Kitchen/Diner

15'2 x 9'5 (4.62m x 2.87m)

UPVC double glazed window, central heating radiator, wood panelled wall and base units with laminate work surfaces, oven with four ring electric hob, tiled splashbacks, composite sink with mixer tap, space for washing machine and fridge, tiled flooring, UPVC double glazed French doors to the sun room.

### Sun Room

7'6 x 7'3 (2.29m x 2.21m)

UPVC double glazed windows, polycarbonate roof, UPVC double glazed sliding doors to the garden.

## First Floor

### Landing

Doors to three bedrooms and the family bathroom.

### Bathroom

6' x 6' (1.83m x 1.83m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer taps, walk in direct feed shower, fully tiled elevations, extractor fan, tiled flooring.

### Bedroom One

12'1 x 11'7 (3.68m x 3.53m)

UPVC double glazed window, central heating radiator, fitted storage with potential to be converted to shower room.

### Bedroom Two

9'1 x 8'3 (2.77m x 2.51m)

UPVC double glazed window, central heating radiator.

## Bedroom Three

8'3 x 5'9 (2.51m x 1.75m)

UPVC double glazed window, central heating radiator.

## External

### Rear

Paved patio with flowering bedding areas, pedestrian door to garage.

### Front

Laid to lawn garden with flowering bedding areas, driveway providing off-road parking for numerous vehicles leading to a single garage.

### Loft

Boarded, insulated with lighting.



Tel: 01617510340

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