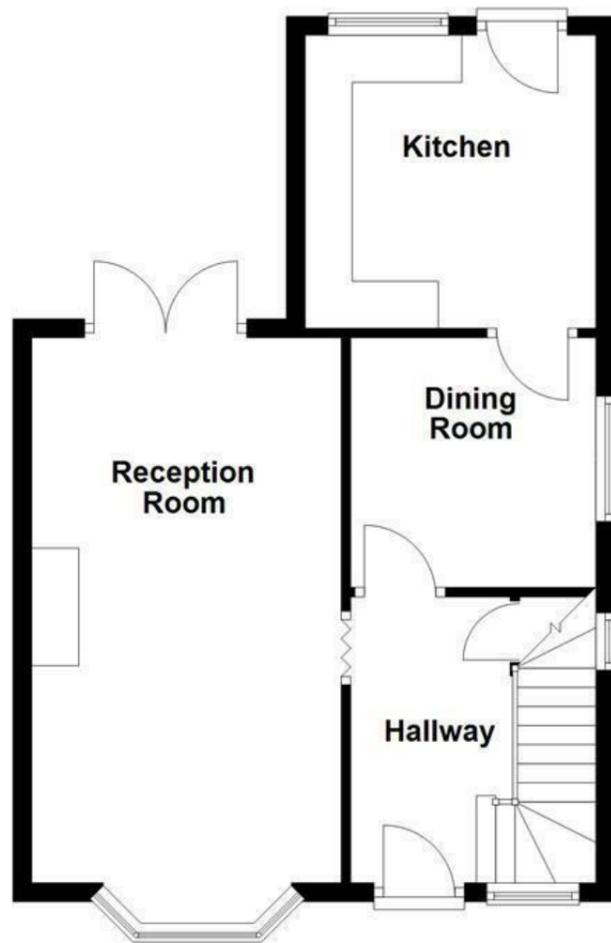
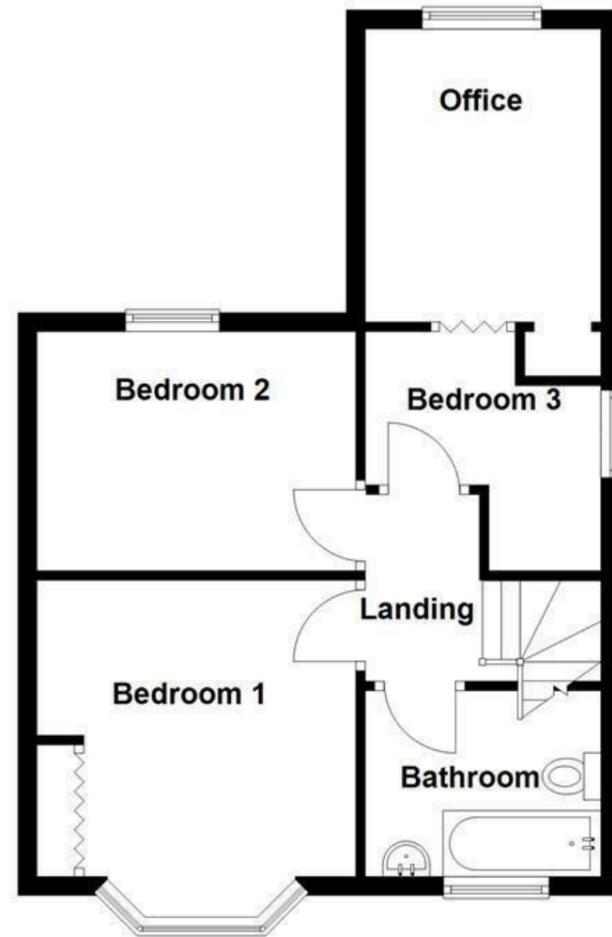


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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.

Parkhills Road, Bury, BL9 9AL

Offers Over £225,000

CHARMING THREE BEDROOM SEMI DETACHED PROPERTY

Located on the desirable Parkhills Road in Bury, this fantastic semi-detached house presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting four generously sized bedrooms, this property is designed to accommodate family living with ease.

Upon entering, you are welcomed by a spacious lounge that provides a perfect setting for relaxation and entertaining. The separate kitchen and dining room offer ample space for family meals and gatherings, making it an ideal environment for creating lasting memories. The layout of the ground floor promotes a sense of openness and flow, ensuring that every corner of the home is both functional and inviting.

The first floor features four well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom is conveniently located to serve all bedrooms, ensuring

Parkhills Road, Bury, BL9 9AL

Offers Over £225,000



- Semi Detached Property
- Fitted Kitchen
- On Street Parking
- EPC Rating TBC
- Three Bedrooms & Office
- Three Piece Bathroom
- Leasehold
- Two Spacious Reception Rooms
- Front & Rear Gardens, Garage
- Council Tax Band C

Ground Floor

Entrance Hallway

10' x 7'11 (3.05m x 2.41m)

Hardwood front entrance door, UPVC double glazed frosted window, central heating radiator, stairs to the first floor, understairs storage and doors to two reception rooms.

Reception Room One

18'5 x 10'10 (5.61m x 3.30m)

UPVC double glazed bay window, central heating radiator, gas fire with tiled surround and UPVC double glazed door to the rear.

Reception Room Two

8'8 x 8'7 (2.64m x 2.62m)

UPVC double glazed window, central heating radiator and door to the kitchen.

Kitchen

10'3 x 10'2 (3.12m x 3.10m)

UPVC double glazed window, central heating radiator, range of wood panelled wall and base units with marble effect surfaces, stainless steel sink with drainer, space for cooker, plumbing for washing machine, space for fridge freezer, tiled elevations, extractor fan, tiled flooring and hardwood frosted door to the rear.

First Floor

Landing

6'4 x 2'5 (1.93m x 0.74m)

UPVC double glazed frosted window, loft access and doors to three bedrooms and bathroom.

Bedroom One

11'3 x 9'10 (3.43m x 3.00m)

UPVC double glazed bay window, central heating radiator and fitted wardrobes.

Bedroom Two

11'2 x 8'1 (3.40m x 2.46m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'6 x 7'9 (2.59m x 2.36m)

UPVC double glazed window, central heating radiator, boiler and door to the office.

Office

10'4 x 8'10 (3.15m x 2.69m)

UPVC double glazed window, central heating radiator and storage.

Bathroom

7'11 x 6'6 (2.41m x 1.98m)

UPVC double glazed frosted window, central heating radiator, panelled bath with direct feed shower overhead, pedestal wash basin, WC, boiler, tiled elevation and tiled flooring.

External

Front

Laid to lawn garden with paving and bedding areas.

Rear

Enclosed laid to lawn garden with paving and planted beds.

Garage

17'10 x 9'11 (5.44m x 3.02m)

Hardwood frosted windows, storage and power.



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