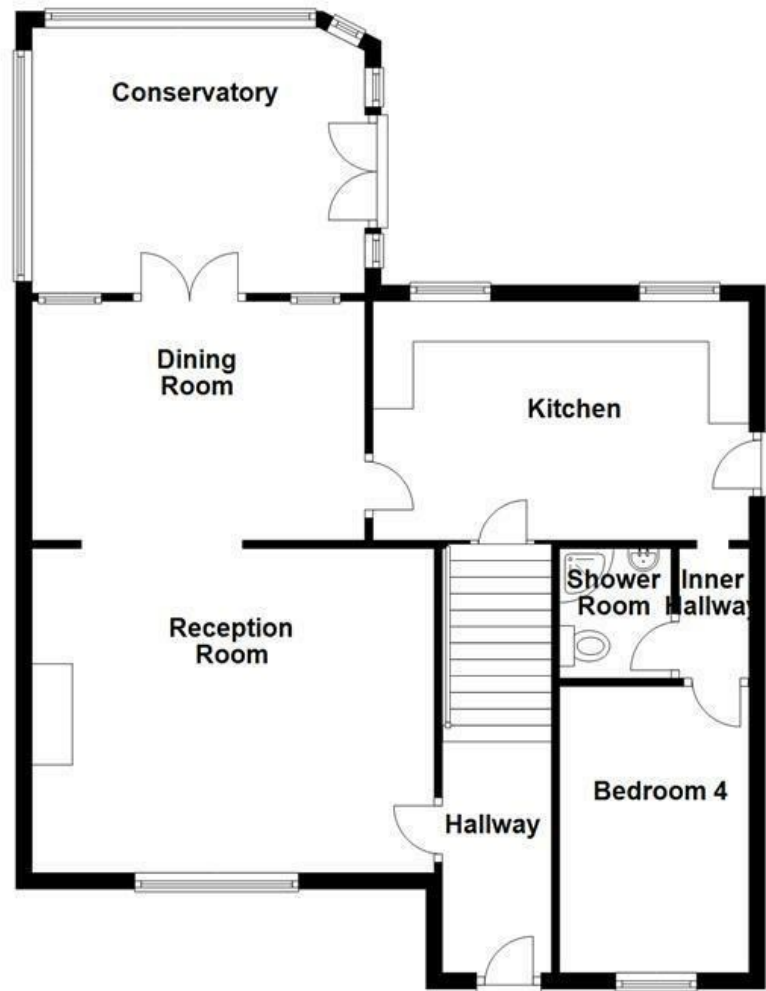
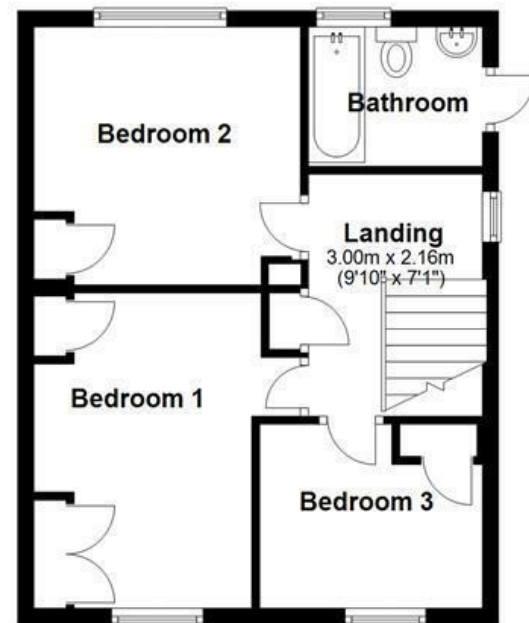


Ground Floor




First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>69</b>	<b>82</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		
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.



## The Croft, Bury, BL9 8RL

### £280,000

THE PERFECT FAMILY HOME ON A QUIET ESTATE IN BURY

Keenans are thrilled to present to the market this four bedroom family home in a quiet area of Bury. Ideally suited to a family looking to find a property to turn into their dream home. The property provides easy access to local amenities, close to well regarded schools as well as providing good access to commuter routes to Manchester, Bury and Rochdale.

The property comprises, briefly, entrance to the hallway which has stairs leading to the first floor and a door providing access to the living room. The living room is open to the dining room which has doors leading to the kitchen and to the conservatory. The conservatory has French doors to the rear garden. The kitchen is fitted with wall and base units, has integrated appliances, has doors to under the stairs storage and to the side of the property and is open to the inner hall. The inner hall has doors leading to the fourth bedroom and to the shower room. To the First Floor, there is a landing with doors leading to three bedrooms and a three piece bathroom suite. Externally to the front of the property there is off road parking. To the rear of the property there is an enclosed garden with a paved patio, decked seating area and timber shed.

For further information, or to arrange a viewing, please contact our Bury team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook



# The Croft, Bury, BL9 8RL

## £280,000

**4****2****3****C**

- Tenure Leasehold
  - Off Road Parking
  - Fitted Kitchen
  - Easy Access To Major Commuter Routes
- Council Tax Band D
  - Four Bedroom Detached Property
  - Ideal Family Home
- EPC Rating C
  - Three Piece Bathroom Suite And Shower Room
  - Close Proximity To Amenities

### Ground Floor

#### Entrance

Via a composite door to hallway.

#### Hallway

8'5 x 4'5 (2.57m x 1.35m)

UPVC double glazed frosted window, central heating radiator, smoke alarm, stairs to first floor and door to reception room.

#### Reception Room

13'2 x 12'10 (4.01m x 3.91m)

UPVC double glazed window, central heating radiator, coving, gas fire, television point and open to dining room.

#### Conservatory

10'10 x 9'10 (3.30m x 3.00m)

UPVC double glazed windows, wood effect floor, television point and UPVC double glazed French doors to rear garden.

#### Dining Room

9'8 x 9'3 (2.95m x 2.82m)

Two UPVC double glazed windows, central heating radiator, coving, door to kitchen and UPVC French doors to conservatory.

#### Kitchen

15'4 x 9'8 (4.67m x 2.95m)

Two UPVC double glazed windows, central heating radiator, double glazed frosted leaded composite door, gloss wall and base units, stainless steel sink and mixer tap, Zanussi double oven, four ring gas hob with extractor, Prima microwave, fridge freezer, dish washer, spotlights, part tiled elevation, boiler, wood effect floor, open to inner hall and under stairs storage.

#### Inner Hall

5'3 x 2'10 (1.60m x 0.86m)

Wood effect floor, fuse box, door to shower room and bedroom four.

#### Shower Room

5'4 x 4'7 (1.63m x 1.40m)

Central heating radiator, three piece suite, dual flush WC, pedestal wash basin with mixer tap, enclosed electric feed corner shower, access to attic, spotlights, part tiled elevation and laminate floor.

#### Bedroom Four

11'9 x 7'9 (3.58m x 2.36m)

UPVC double glazed window, central heating radiator and coving.

### First Floor

#### Landing

9'10 x 6'2 (3.00m x 1.88m)

UPVC double glazed frosted window, access to attic, smoke alarm, doors to three bedrooms and bathroom.

### Bathroom

6'9 x 5'9 (2.06m x 1.75m)

UPVC double glazed frosted window, three piece suite, dual flush WC, vanity wash basin with mixer tap, bath with over head electric feed shower with rinse head, fully tiled elevation, spotlights and wood effect floor.

### Bedroom Two

10'4 x 9' (3.15m x 2.74m)

UPVC double glazed window, central heating radiator, door to landing and fitted wardrobes.

### Bedroom One

12'10 x 9'1 (3.91m x 2.77m)

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

### Bedroom Three

7'3 x 6'7 (2.21m x 2.01m)

UPVC double gazed window central heating radiator and fitted wardrobes

### External

#### Rear

Enclosed garden with a paved patio, seated decking area and timber shed.

#### Front



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www.keenans-estateagents.co.uk