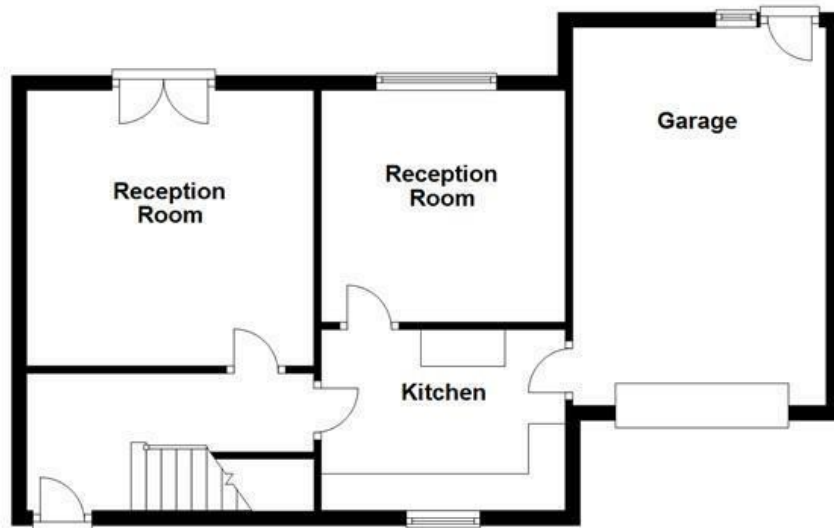
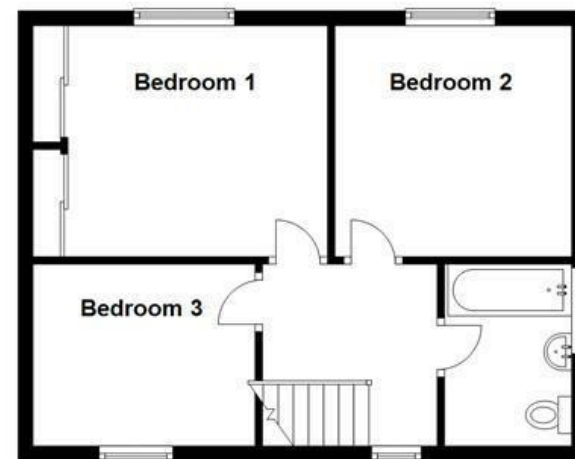


Ground Floor



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) 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.



Rochdale Old Road, Bury, BL9 7RY

Offers Over £180,000

AN IMPRESSIVE THREE BEDROOM SEMI DETACHED FAMILY HOME

Having been presented and maintained beautifully throughout with spacious rooms, fantastic gardens and off road parking, this fantastic three bedroom semi detached property is being proudly welcomed to the market in the highly regarded location of Bury. Situated conveniently close to bus routes, good schools and amenities, as well as network links to Manchester, Rossendale and major motorway links. The property benefits from three spacious bedrooms, two reception rooms, integral garage and located in a fantastic area, this property is truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, kitchen and staircase to the first floor. The kitchen leads on to a garage and second reception room. The first floor comprises of doors on to three bedrooms and bathroom. Externally there is an enclosed laid to lawn garden with patio and bedding areas to the rear with access to a garage. To the front there is a laid to lawn garden with patio areas, off road parking and access to the garage.

For further information or to arrange a viewing please contact our Bury office at your earliest convenience.

Rochdale Old Road, Bury, BL9 7RY

Offers Over £180,000



- Freehold Property
 - Off Road Parking
 - Laid To Lawn Garden
- Council Tax Band A
 - Garage
 - Well Located
- EPC Rated D
 - Three Bedrooms
 - Semi-Detached

Ground Floor

Hall

12'09 x 6'00 (3.89m x 1.83m)
UPVC double glazed windows, central heating radiator, coving, smoke alarm, wood effect floor, doors to reception room, kitchen, stairs to the first floor, under-stairs storage.

Reception Room One

12'09 x 12'05 (3.89m x 3.78m)
UPVC double glazed doors to rear, central heating radiator, coving, television point.

Kitchen

10'03 x 7'08 (3.12m x 2.34m)
UPVC double glazed windows, central heating radiator, range of cream wall and base units, granite effect surfaces tiled backslashes, stainless steel sink with drainer and mixer taps, stainless steel sink with drainer and mixer taps, space for range cooker, integrated fridge/freezer, spotlights, tile effect floor, door to garage.

Reception Room Two

10'10 x 10'03 (3.30m x 3.12m)
UPVC double glazed windows, central heating radiator, coving, television point, wood effect floor.

Garage

16'08 x 11'03 (5.08m x 3.43m)
UPVC double glazed frosted windows, power and lighting, plumbing for washing machine, dryer. up and over garage door. UPVC double glazed frosted door to rear.

First Floor

Landing

8'03 x 7'08 (2.51m x 2.34m)
UPVC double glazed windows, coving, loft hatch, doors to three bedrooms and bathroom.

Bedroom One

12'08 x 12'09 (3.86m x 3.89m)
UPVC double glazed windows, central heating radiator, coving.

Bedroom Two

10'11 x 10'09 (3.33m x 3.28m)
UPVC double glazed windows, central heating radiator, coving.

Bedroom Three

9'02 x 6'11 (2.79m x 2.11m)
UPVC double glazed windows, central heating radiator, coving, ceiling fan.

Bathroom

7'06 x 5'07 (2.29m x 1.70m)
UPVC double glazed frosted windows, CHROME heated towel railing, panel bath with direct feed shower, dual flush WC, pedestal wash basin with mixer taps, full tiled elevations, spotlights, extractor fan, lino flooring.

Externally

Front

Laid to lawn garden with patio and bedding with access to garage at rear.

Rear

Garden at rear with off road parking.



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