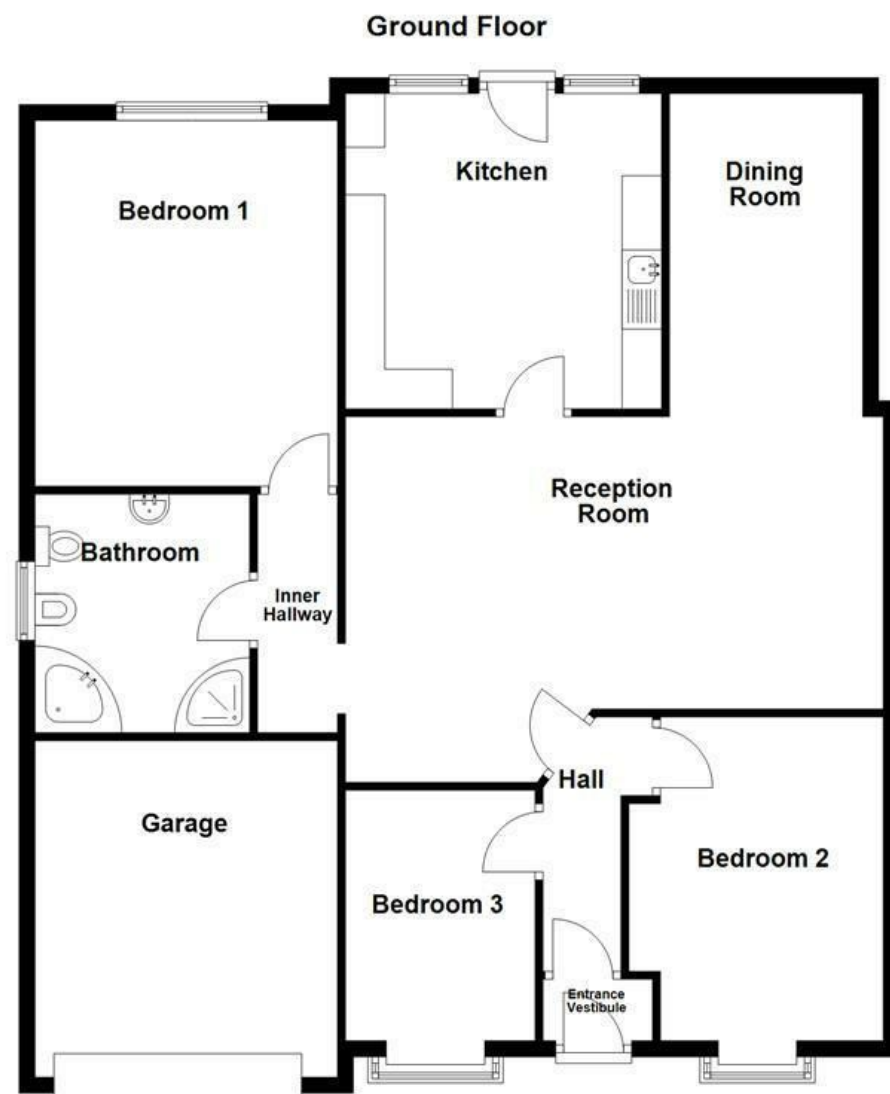




| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92 plus) A                                 |         | 80                                                                                                          |
| (81-91) B                                   |         |                                                                                                             |
| (69-80) C                                   |         |                                                                                                             |
| (55-68) D                                   | 61      |                                                                                                             |
| (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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Haig Road, Bury, BL8 2LF

£375,000

THE PERFECT TRUE BUNGALOW ON AN IMPRESSIVE PLOT

Nestled on the charming Haig Road in Bury, this exceptional semi-detached true bungalow is a remarkable find for those seeking a family home of the highest standard. The property boasts immaculate presentation throughout, showcasing the care and attention that has gone into its maintenance.

As you step inside, you will be greeted by a spacious open-plan living area that is both inviting and functional, perfect for family gatherings or quiet evenings at home. The neutral decoration throughout allows for a seamless transition into your personal style, making it easy to envision your life in this lovely space.

This bungalow features three well-proportioned bedrooms, providing ample accommodation for families or those looking for extra space. The bathroom is thoughtfully designed, ensuring comfort and convenience for all residents.

One of the standout features of this property is the impressive garden, which has been beautifully landscaped to create a serene outdoor retreat. The garden is not only a delightful space for relaxation and play but also offers a sense of privacy, as the property is not overlooked from the rear.



# Haig Road, Bury, BL8 2LF

£375,000

 3  1  2  D

- An Envious Semi Detached True Bungalow
- Neutral Decorations
- Off Road Parking
- EPC Rating D
- Three Bedrooms
- Spacious Rooms
- Tenure Freehold
- Set On An Impressive Plot
- Beautifully Maintained Gardens
- Council Tax Band D

## Ground Floor

### Entrance

UPVC double glazed leaded door to the entrance vestibule.

### Vestibule

4'7 x 2'7 (1.40m x 0.79m)

Two storage cupboards, hardwood door to the hallway

### Hallway

9'11 x 4'6 (3.02m x 1.37m)

Central heating radiator, loft hatch, smoke alarm, ceiling rose, hardwood doors to two Bedrooms and the Reception Room.

### Bedroom Two

14'5 x 11'1 (4.39m x 3.38m)

UPVC double glazed leaded box window, central heating radiator, ceiling rose.

### Bedroom Three

11;5 x 7'11 (3.35m;1.52m x 2.41m)

UPVC double glazed leaded window, central heating radiator, ceiling rose.

### Reception Room

23'3 x 15'2 (7.09m x 4.62m)

Two central heating radiators, spotlights, electric fire with a granite effect hearth and surround, television point, open to the dining room, doors to the kitchen and inner hallway.

### Dining Room

12'8 x 8 (3.86m x 2.44m)

Central heating radiator, UPVC double glazed French doors to the rear.

### Kitchen

13'2 x 13'1 (4.01m x 3.99m)

UPVC double glazed window, central heating radiator, a range of white wall and base units, granite effect hearth and surround, tiled splash backs, stainless steel sink and drainer with mixer tap, space for a fridge freezer, four door range oven with a four ring gas hob and plumbing for a washing machine, tiled effect vinyl flooring, UPVC double glazed door to the rear.

### Inner Hallway

9'11 x 3'4 (3.02m x 1.02m)

Doors to Bedroom One and Bathroom.

## Bedroom One

15'2 x 12;7 (4.62m x 3.66m;2.13m)

UPVC double glazed window, central heating radiator.

## Bathroom

9'11 x 8'10 (3.02m x 2.69m)

UPVC double glazed frosted window, central heating radiator, a five piece suite comprising of a low basin WC, bidet, pedestal wash basin with tradition taps, direct feed corner shower enclosure, corner panelled bath with traditional taps, tiled elevations, tiled effect lino flooring.

## External

### Front

Laid to lawn garden with paving, mature shrubs, bedding and off road parking with access to the garage.

### Rear

Enclosed laid to lawn garden with paving, bedding, mature shrubs, storage shed and access to a summer house.



Tel: 01617510340

www.keenans-estateagents.co.uk