



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	73
(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.

## Heapy Close, Bury, BL8 2HW

£400,000

THREE BEDROOM HOUSE WITH EXPANSIVE GARDEN SPACE NOT TO BE MISSED

Welcome to this charming house located on Heapy Close in Bury, a delightful area that offers both comfort and convenience. This property boasts three spacious reception rooms, providing ample space for relaxation and entertainment. The large kitchen is perfect for culinary enthusiasts, and the adjoining utility room adds practicality to daily living.

Upstairs, you will find three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The well-appointed bathroom is conveniently located to serve the needs of the household.

One of the standout features of this home is the expansive rear garden, which is laid to natural grass. This outdoor space is ideal for families, offering plenty of room for children to play or for gardening enthusiasts to cultivate their green thumb. There is also ample space for a greenhouse, allowing you to grow your own plants and vegetables.

Additionally, the property includes a large garage, providing secure parking and extra storage space. This house is perfect for those seeking a family home in a friendly neighbourhood, with plenty of room to grow and enjoy life.

With its combination of spacious interiors and a lovely garden, this property on Heapy Close is a wonderful opportunity for anyone looking to settle in Bury. Don't miss the chance to make this house your home.

# Heapy Close, Bury, BL8 2HW

£400,000



- Charming Detached Family Home
- Fitted Kitchen & Utility Room
- Off Road Parking With Block Paved Drive
- EPC Rating D
- Bursting with Potential
- Three Good Sized Bedrooms
- Tenure Freehold
- Two Reception Rooms & Sun Room
- Substantial Garden
- Council Tax Band D

## Ground Floor

### Entrance Vestibule

5'6 x 3'9 (1.68m x 1.14m)

Composite door, UPVC double glazed windows, tiled flooring and exposed brick.

### Hallway

Central heating radiator, wooden flooring, alarm. Stairs to first floor, door to reception rooms and kitchen, under stairs storage.

### Reception Room One

18'7 x 11'11 (5.66m x 3.63m)

UPVC double glazed window, central heating radiator, sliding doors to sun room, wooden flooring, electric fireplace with marble surround mantle.

### Sun Room

10'11 x 11'11 (3.33m x 3.63m)

Tiled flooring, central heating radiator, ceiling fan, UPVC double glazed windows, French doors.

### Reception Room Two

UPVC double glazed window, central heating radiator, wooden flooring.

### Kitchen

15'10 x 7 (4.83m x 2.13m)

Two UPVC double glazed windows, central heating radiator, wooden flooring, wooden base & wall units, tiled counter, double ceramic sink with drain and mixer tap, integrated cooker and fridge.

### Utility

9 x 5'4 (2.74m x 1.63m)

UPVC double glazed window, composite door with frosted window, wooden wall & base unit, laminate worktop, circle stainless steel sink with mixer tap, plumbing for washer & dryer, door to garage.

### Garage

16'9 x 9 (5.11m x 2.74m)

Electric rollback door, concrete flooring, gas & electric meters, wooden ceiling.

## First Floor

### Bedroom One

14'11 x 9'11 (4.55m x 3.02m)

UPVS Double glazed window. Central heating radiator

### Bedroom Two

12'1 x 9'2 (3.68m x 2.79m)

UPVC Double glazed window. Central heating radiator

### Bedroom Three

11'11 x 7'10 (3.63m x 2.39m)

UPVC Double glazed windows. Central heating radiator.

### Bathroom

8'2 x 5'5 (2.49m x 1.65m)

UPVC double glazed frosted window. Central heating radiator. Extractor fan. Pedal stool wash sink with mixer tap. Dual flush toilet. walk in bath. Fully tiled floor and elevation.



Tel: 01617510340

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)