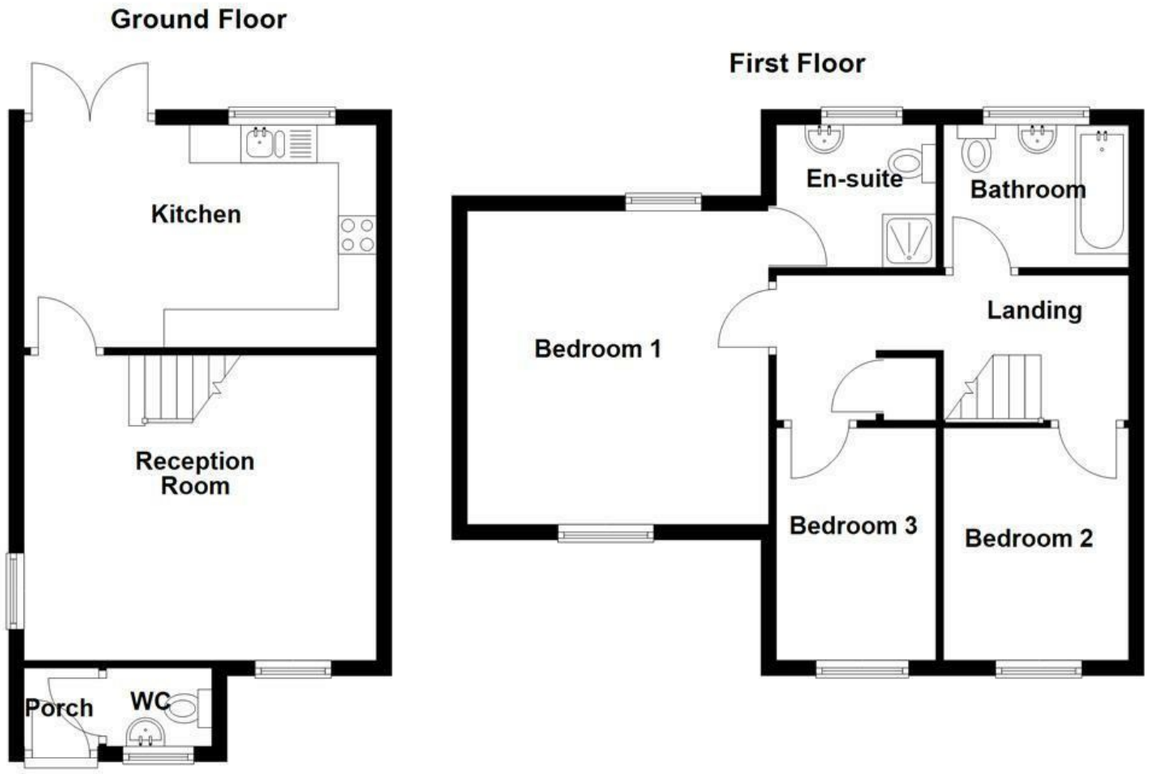
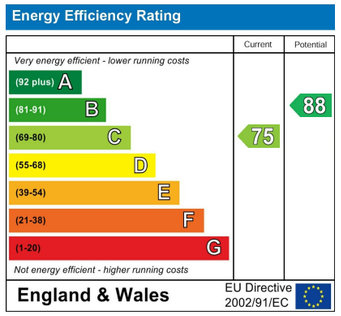
Keenans







Valley Mill Lane, Bury, BL9 9BY

Offers Over £199,950

THREE BEDROOM HOME IN BURY

Nestled in the charming area of Valley Mill Lane, Bury, this delightful terraced house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed by a spacious reception room that provides an inviting atmosphere for both relaxation and entertaining. The adjoining kitchen is well-designed, making it easy to prepare meals while remaining connected to family and friends.

This property boasts three well-proportioned bedrooms, ensuring ample space for family or guests. The master bedroom is particularly noteworthy, featuring its own ensuite shower room for added privacy and convenience. The additional two bedrooms are versatile and can be adapted to suit your needs, whether as children's rooms, guest spaces, or a home office.

Outside, the rear garden is laid to lawn, providing a lovely outdoor space for children to play or for hosting summer barbecues. The garden is a blank canvas, ready for your personal touch, whether you envision a tranquil retreat or a vibrant garden space.

Furthermore, the property benefits from off-road parking, a valuable feature in this area, ensuring that you have a secure place for your vehicle. There is also the potential to create an extra

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.

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Valley Mill Lane, Bury, BL9 9BY

Offers Over £199,950

3 2 1 C

- Semi Detached Property
- Three Bedrooms
- Spacious Reception Rooms
- Contemporary Fitted Kitchen
- Two Bathrooms
- Rear Garden
- Off Road Parking
- Tenure: Leasehold
- Council Tax Band: B
- EPC Rating: C

Ground Floor

Porch

3'4 x 3'3 (1.02m x 0.99m)

Composite frosted entrance door and doors to WC and reception room.

WC

4'7 x 3'3 (1.40m x 0.99m)

UPVC double glazed window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps and tile effect floor.

Reception Room

15'2 x 13'2 (4.62m x 4.01m)

Two UPVC double glazed windows, two central heating radiators, wood effect flooring, stairs to first floor and door to kitchen.

Kitchen

15'1 x 9'7 (4.60m x 2.92m)

UPVC double glazed window, central heating radiator, wall and base units, laminate worktops, tiled splash backs, one and half bowl stainless steel sink with draining board and mixer tap, integrated oven, four burner gas hob, extractor hood, space for fridge freezer, plumbing for washing machine, wood effect flooring and UPVC double glazed French doors to rear.

First FLoor

Landing

15'2 x 6'4 (4.62m x 1.93m)

Central heating radiator, storage cupboard and doors to three bedrooms and bathroom.

Bedroom One

13'6 x 13' (4.11m x 3.96m)

Two UPVC double glazed windows, central heating radiator, loft access and door to en suite.

En Suite

6'6 x 5'4 (1.98m x 1.63m)

UPVC double glazed frosted window, dual flush WC, central heating radiator, pedestal wash basin with traditional taps, direct feed shower in enclosure and wood effect flooring.

Bedroom Two

9'9 x 8' (2.97m x 2.44m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'8 x 6'4 (2.95m x 1.93m)

UPVC double glazed window and central heating radiator.

Bathroom

6'6 x 5'9 (1.98m x 1.75m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps, part tiled elevation and wood effect flooring.

External

Front

Laid to lawn, mature shrubs and driveway leading to carport.

Rear

Laid to lawn garden, paving and gated access to rear.



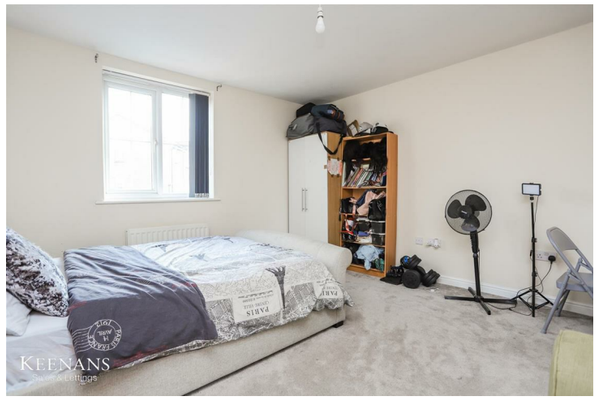














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