



Bury Old Road, Manchester, M25 3DF

Offers Over £300,000

CHARMING THREE BED FAMILY HOME IN PRESTWICH

Nestled on the charming Bury Old Road, this delightful semi-detached house presents an excellent opportunity for families or couples seeking additional space. The property boasts two reception rooms that seamlessly flows into a well-designed kitchen, perfect for entertaining or enjoying family meals.

Step outside to discover a low-maintenance rear garden, ideal for those who prefer to spend less time on gardening and more time enjoying their home. The front of the property features a neatly laid lawn, complemented by off-road parking, ensuring convenience for residents and guests alike.

Upstairs, you will find a spacious main bedroom. Additionally, there are two other well-proportioned bedrooms, making this home suitable for families or those who desire extra room for guests or a home office. The well-appointed bathroom adds to the overall appeal of this lovely residence.

This property is not only practical but also offers a warm and inviting atmosphere, making it an ideal choice for anyone looking to settle in a friendly neighbourhood. With its thoughtful layout and convenient features, this home is ready to welcome its new owners. Don't miss the chance to make this charming house your new home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.

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- Immaculate Semi Detached Property
- Modern Fitted Kitchen
- Off Road Parking
- EPC Rating D
- Three Bedrooms
- Complete Blank Canvas
- Tenure Freehold
- Three Piece Bathroom Suite
- Spacious Gardens to Front and Rear
- Council Tax Band B

Ground Floor

Entrance Porch

6'7 x 4'9 (2.01m x 1.45m)

UPVC double glazed frosted front door, three UPVC double glazed frosted windows, tiled flooring and UPVC double glazed frosted door to hall.

Hall

9'11 x 9'7 (3.02m x 2.92m)

Central heating radiator, meter cupboard, doors leading to two reception rooms, kitchen and stairs to first floor.

Reception Room One

12'0 x 11'0 (3.66m x 3.35m)

UPVC double glazed bay window, central heating radiator and gas fire with marble surround and hearth.

Reception Room Two

13'4 x 12'0 (4.06m x 3.66m)

Central heating radiator and UPVC double glazed French doors to rear.

Kitchen

11'9 x 9'11 (3.58m x 3.02m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with granite effect work surfaces, stainless steel sink and drainer with mixer tap, integrated oven with four ring electric hob and extractor hood, plumbing for washing machine, wood effect lino flooring, under stairs storage and UPVC door to rear.

First Floor

Landing

8'8 x 2'8 (2.64m x 0.81m)

UPVC double glazed frosted window, loft access, doors leading to three bedrooms, bathroom and storage.

Bedroom One

12'6 x 12'0 (3.81m x 3.66m)

UPVC double glazed window and central heating radiator.

Bedroom Two

12'0 x 10'9 (3.66m x 3.28m)

UPVC double glazed window, central heating radiator and picture rail.

Bedroom Three

9'11 x 6'2 (3.02m x 1.88m)

UPVC double glazed window and central heating radiator.

Bathroom

6'9 x 5'2 (2.06m x 1.57m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, PVC panelled elevations and wood effect lino flooring.

External

Rear

Enclosed garden with laid to lawn, paving and mature shrubbery.

Front

Laid to lawn, enclosed hedges and gated driveway with paving.



Tel: 01617510340

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