



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(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

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## Tarn Drive, Bury, BL9 9QA

### £200,000

AN EXCEPTIONAL SEMI DETACHED PROPERTY

Nestled on Tarn Drive in Bury, this exceptional two-bedroom semi-detached house has been meticulously updated to the highest standard, showcasing immaculate presentation and stylish interiors. A true credit to the current owner, this property has been transformed into a luxurious home, ideal for a small family or couple seeking a residence they can move straight into.

The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest. An added conservatory enhances the living area, allowing for a seamless connection to the outdoors. The neutral decoration throughout creates a warm and inviting atmosphere, while the well-maintained garden space at both the front and rear offers a delightful setting for outdoor enjoyment.

Conveniently located, this home is in close proximity to bus routes, local schools, and various amenities, ensuring that daily necessities are easily accessible. Additionally, the property benefits from excellent transport links to Manchester, Rochdale, Rossendale, and major motorway connections, making it an ideal choice for commuters.

The open-plan kitchen diner is a standout feature, providing a spacious and modern area for cooking and entertaining. With its immaculate finish and thoughtful design, this property is truly a gem in the market, and it is not to be missed. Whether you are a first-time buyer or looking to downsize, this home offers everything you need for comfortable living in a desirable location.

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



# Tarn Drive, Bury, BL9 9QA

## £200,000

 **2**  **1**  **1**  **D**

- Tenure Leasehold
  - On Street parking
  - Envious Garden Space
  - Easy Access To Major Network Links
- Council Tax Band B
  - Open Plan Kitchen/Dining Area
  - Two Generously Sized Bedrooms
- EPC Rating D
  - Three Piece Bathroom Suite
  - Ideal Home For A Couple Or Small Family

### Ground Floor

#### Entrance

UPVC double glazed frosted door to hall.

#### Hall

4'7 x 4'4 (1.40m x 1.32m)

UPVC double glazed window, central heating radiator, meter cupboard, wood effect laminate flooring, door to reception room and stairs to first floor.

#### Reception Room

14'9 x 12'3 (4.50m x 3.73m)

UPVC double glazed window, central heating radiator, coving, television point, wood effect laminate flooring and door to kitchen/dining area.

#### Kitchen/Dining Area

15'5 x 8'11 (4.70m x 2.72m)

Hard wood double glazed window, central heating radiator, range of white gloss wall and base units, wood effect surface, tiled splash back, ceramic sink and drainer with mixer tap, integrated electric oven with four ring gas hob, extractor hood, space for fridge freezer, plumbed for washing machine and dryer, under stairs storage with main Eco boiler, wood effect laminate flooring, UPVC double glazed door to conservatory and UPVC double glazed frosted door to side.

#### Conservatory

12'9 x 10'9 (3.89m x 3.28m)

UPVC double glazed windows, central heating radiator, polycarbonate roof, ceiling fan, two feature wall lights, wood effect laminate flooring and UPVC double glazed French doors to rear.

### First Floor

#### Landing

6'8 x 6'3 (2.03m x 1.91m)

UPVC double glazed window, smoke alarm, spotlights, doors to two bedrooms and bathroom.

#### Bedroom One

15'5 x 12'8 (4.70m x 3.86m)

Two UPVC double glazed windows, central heating radiator and over stairs storage.

#### Bedroom Two

9'4 x 8'11 (2.84m x 2.72m)

UPVC double glazed window and central heating radiator.

#### Bathroom

5'11 x 5'7 (1.80m x 1.70m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panel P shaped bath with direct feed shower and mixer tap, tiled elevation and tiled floor.

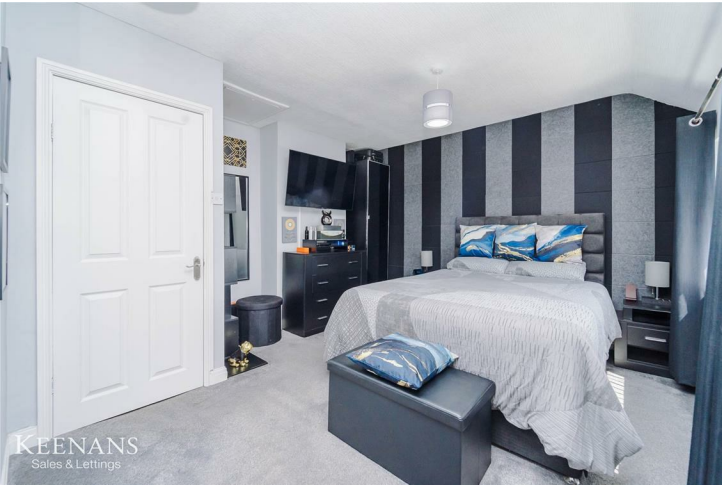
### External

#### Rear

Laid to lawn garden with paving, bedding areas, stone chippings and mature shrubs.

### Front

Paved enclosed garden with mature shrubs.



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