



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	74
(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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Hawthorne Avenue, Bury, BLO OEY

Offers Over £359,950

Nestled in the tranquil Hawthorne Avenue, this charming semi-detached house in Edenfield, Ramsbottom, offers a perfect blend of comfort and convenience. The property is situated on a quiet private street, ensuring a peaceful living environment, while also providing the practicality of a private driveway that accommodates multiple vehicles.

Upon entering the ground floor, you are greeted by a spacious reception room that exudes warmth and character, ideal for both relaxation and entertaining. Adjacent to this is a delightful sun room, which invites natural light and offers a serene space to unwind. The ground floor also features a well-appointed dining room, a functional kitchen, and a convenient WC, making it perfect for family living. The rear garden is a lovely outdoor space, perfect for enjoying the fresh air or hosting gatherings. Moving to the first floor, you will find four generously sized bedrooms, each offering ample space for personalisation and comfort. The family bathroom is also located on this level, providing essential facilities for the household.

This extended end-terraced home is an excellent opportunity for families or those seeking a spacious residence in a desirable location. With its thoughtful layout and inviting atmosphere, this property is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely house your new home. Some images have been digitally staged using AI to illustrate the potential layout and appearance of the property.

Hawthorne Avenue, Bury, BLO OEY

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 4  1  3  D

- Tenure Freehold
- Council Tax Band D
- EPC Rating D
- Off Road Parking With Access To Garage
- Four Well Proportioned Bedrooms
- Fitted Kitchen
- Modern Four Piece Bathroom Suite
- Ideal Family Home With Viewing Essential
- Envious garden Space
- Easy Access To Major Network Links

Ground Floor

Entrance

Composite door with glass window to porch.

Porch

4'6" x 4'6" (1.37m x 1.37m)

UPVC double glazed windows, door to WC and stained glass door to hallway.

WC

4'6" x 4'4" (1.37m x 1.32m)

UPVC double glazed frosted leaded circular window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, part tiled elevation and tiled floor.

Hallway

8'3" x 7'4" (2.51m x 2.24m)

Central heating radiator, doors to reception room, dining room and kitchen, stairs to first floor.

Reception Room

21'1" x 10'8" (6.43m x 3.25m)

UPVC double glazed bay window, central heating radiator, coving, log burning stove with wood mantle and slate hearth, two feature wall lights, wood effect flooring and sliding doors to sun room.

Dining Room

11'6" x 10'6" (3.51m x 3.20m)

UPVC double glazed bay window, UPVC double glazed window, coving, central heating radiator and wood effect flooring.

Sun Room

12'6" x 10'8" (3.81m x 3.25m)

UPVC double glazed windows, PVC to ceiling, central heating radiator and UPVC double glazed French doors to rear.

Kitchen

15' x 7'8" (4.57m x 2.34m)

UPVC double glazed box bay window, UPVC double glazed window, central heating radiator, range of wall and base units, granite effect work top, tiled splash backs, ceramic one and a half sink and drainer with mixer tap, oven in a high rise unit, four ring induction hob, extractor hood, plumbing for washing machine and dishwasher, breakfast bar and UPVC double glazed door to rear porch.

Rear Porch

3'9" x 3'1" (1.14m x 0.94m)

UPVC double glazed windows, tiled floor and UPVC double glazed door to rear with stained glass.

First Floor

Landing

Coving, stained glass window on stair return, loft access, doors to four bedrooms and bathroom.

Bedroom One

12'3" x 10'9" (3.73m x 3.28m)

UPVC double glazed bay window, central heating radiator, coving and wood effect flooring.

Bedroom Two

12'4" x 10'7" (3.76m x 3.23m)

UPVC double glazed bay window, central heating radiator and coving.

Bedroom Three

10'9" x 8'7" (3.28m x 2.62m)

UPVC double glazed window, central heating radiator, coving and wood effect flooring.

Bedroom Four

7'9" x 5'9" (2.36m x 1.75m)

UPVC double glazed window and fitted wardrobe and drawers.

Bathroom

7'8" x 7'7" (2.34m x 2.31m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, freestanding bath with mixer tap, enclosed direct feed shower, tiled elevation and tiled floor.

External

Rear

Paved patio garden with bedding areas and mature shrubs.

Front/Side

Paved courtyard, drive with access to garage and trees.



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