

£249,995  
Freehold



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### Features

- An Immaculate, Three Bedroom Family Home
- Spacious bright lounge with feature fireplace
- Open Plan Modern Dining Kitchen
- Entrance porch & Inner hallway
- Bright Conservatory
- Wonderful Views
- Well Maintained Front And Rear Gardens
- Driveway for ample off road parking to the front & side
- Sought After Location, Close To Local Schools
- EPC Rating - D
- Freehold Property
- Viewing highly recommended and is strictly by appointment only

## Summary of Property

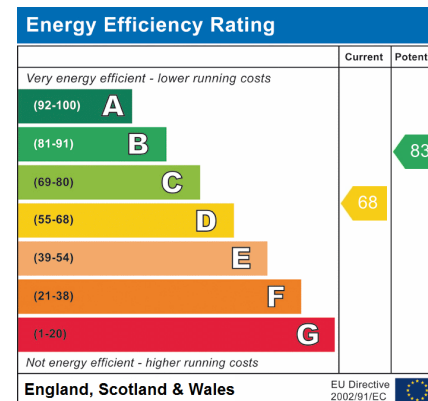
**\*\* A SUPERB THREE BEDROOM SEMI-DETACHED FAMILY HOME IN A SOUGHT AFTER LOCATION WITH GARDENS FRONT & REAR, DRIVEWAY & FANTASTIC OPEN PLAN KITCHEN DINER! \*\* FREEHOLD PROPERTY \*\*** A wonderful family home with stunning views to the front, this property is ideally situated for local schools, amenities and excellent transport links. The current vendors have recently had a new roof, front porch extension and conservatory. This well presented family home is situated in a sought after residential area of Mercer Crescent. Immaculate condition throughout and with a "show home" contemporary style, the property offers three good size bedrooms. A real standout feature is the stunning open plan contemporary modern kitchen with integral appliances, which opens to the dining area, creating a perfect social space for the whole family, or offering an ideal entertaining area too - truly a perfect family home in a great location. Internally, this property briefly comprises: a front porch, entrance hallway, a bright and spacious lounge with feature fireplace, open plan kitchen dining area with access to the rear conservatory. To the first floor; three good bedrooms, two of which have stunning views to the front and modern three piece family bathroom. Externally, to both the front and rear are lovely, well maintained gardens, with off road driveway parking and a wooden shed completing a fantastic outside space.

Close to excellent commuter links, with fantastic motorway connections and with public transport available nearby, this property is also within easy reach of good schools and excellent local amenities, including shopping, healthcare and sports & leisure facilities. Situated in a sought after residential location, this property represents an excellent opportunity and early viewing highly recommended as interest is expected to be high.

Tenure: Freehold

Local Authority/Council Tax

Bury Council: C Annual Amount:£1962.59 Approx.



### Local Authority

Rossendale  
Band C  
Tax Band Amount: £1962.59

## Room Descriptions

### Ground Floor

#### Front Porch

Composite double glazed front door and windows.

#### Hallway

Inner hallway with tiled flooring and stairs to the first floor.

#### Lounge

4.14 x 3.82 (13'6" x 12'6") - Contemporary fireplace and UPVC double glazed bay window to the front.

#### Dining Kitchen

4.78 x 3.16 (15'8" x 10'4") - Modern fitted wall and base units, integrated gas hob, oven and extractor, tiled elevations, access into the conservatory, UPVC double glazed window to the side.

#### Conservatory

4.09m x 2.64m (13' 5" x 8' 8") UPVC double glazed windows and French patio doors.

### First Floor

#### Landing

UPVC double glazed side window and loft access.

#### Bed room One

4.06 x 2.56 (13'3" x 8'4") - Fitted wardrobes, UPVC double glazed window to the front.

#### Bedroom Two

2.83 x 2.8 (9'3" x 9'2") - Built in cupboards, UPVC double glazed window to the rear.

#### Bedroom Three

2.93 x 2.12 max (9'7" x 6'11" max) - Boiler cupboard, UPVC double glazed window to the front.

#### Family Bathroom

Briefly comprising, modern wc, wash hand basin and panel bath with shower over, tiled elevations, heated towel rail, UPVC double glazed window to the rear.

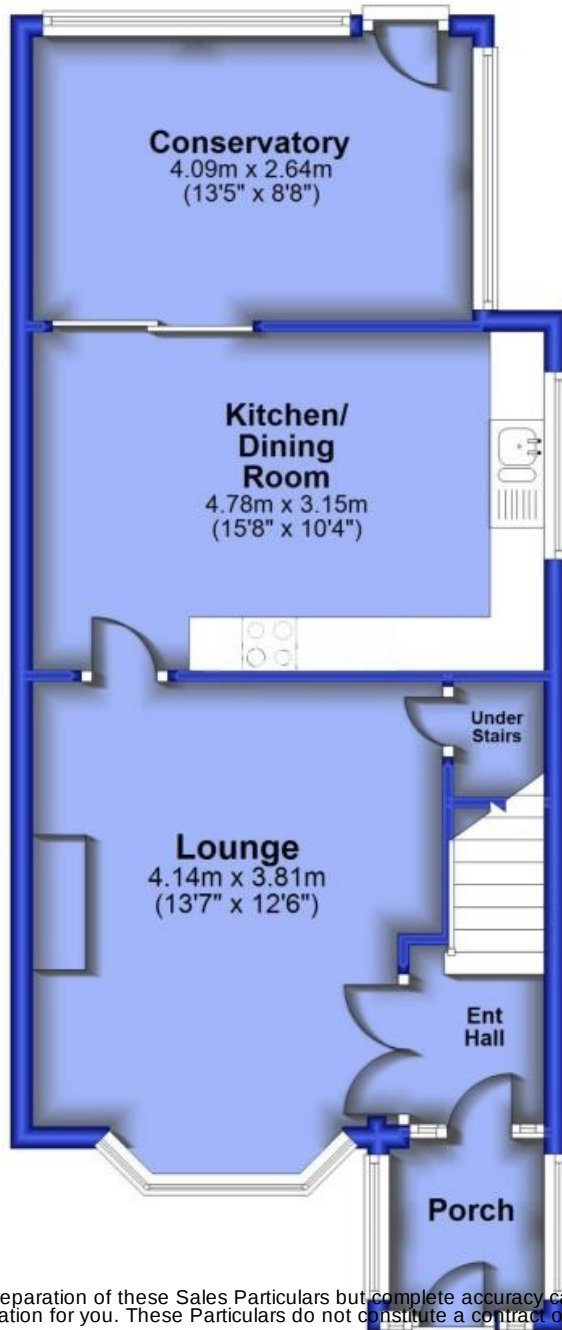
### Outside

#### Gardens & Parking

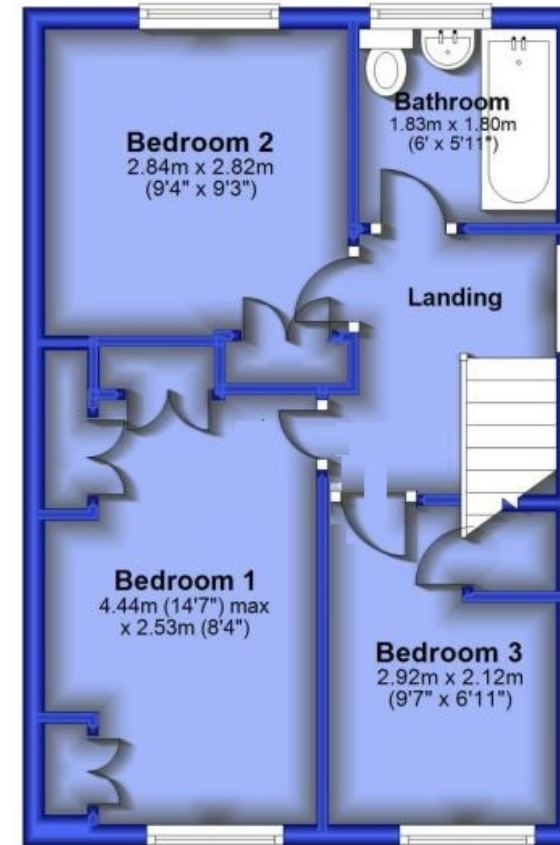
Outside there is a parking forecourt and side driveway and there are enclosed well maintenance rear gardens with raised patio and flower beds.



### Ground Floor



### First Floor



**General Disclaimer**

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

**Measurements**

All measurements quoted are approximate.

**Fixtures, Fittings & Appliances**

The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.