



- Mid Terrace Property
- Two Bedrooms
- Living Room
- Kitchen
- Bathroom
- Rear Courtyard
- Requires modernising
- No Onward Chain

**61 Fairy Street**  
Bury, BL8 2QQ

**Guide Price £100,000**

A two bedroom, mid terrace property that requires modernisation and improvement. Located within good distance of Bury Town Centre and good transport links, the accommodation comprises of an entrance hall, living room and a kitchen. To the first floor there are two good sized bedrooms and a bathroom. Externally to the rear there is communal shared courtyard. This property would be ideal for a First time Buyer looking for their first home, with no onward chain. Viewings are essential.

**Entrance Vestibule** 3' 1" x 3' 6" (0.94m x 1.07m)

Entrance to living room

**Living Room** 15' 11" x 11' 10" (4.85m x 3.60m)

Wall radiator, meter cupboard, window to front aspect

**Kitchen** 9' 8" x 11' 9" (2.94m x 3.58m)

Fitted with a range of base and eye level units incorporating a sink and drainer, space for cooker, washing machine and fridge freezer, window to rear, door to rear courtyard, stairs to first floor.

## First Floor

**Landing** 6' 4" x 5' 10" (1.93m x 1.78m)

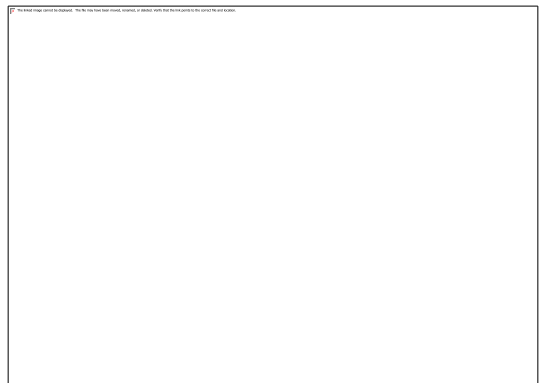
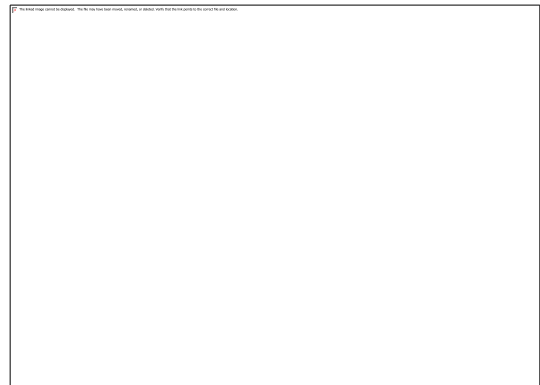
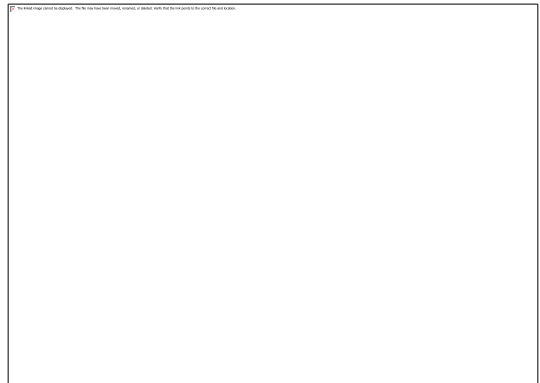
Built in storage cupboard.

**Bedroom One** 10' 0" x 11' 9" (3.05m x 3.58m)

Radiator, window to front.

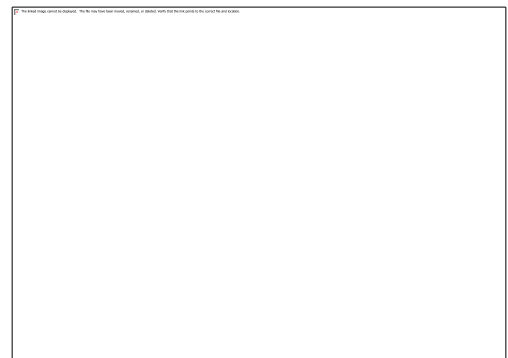
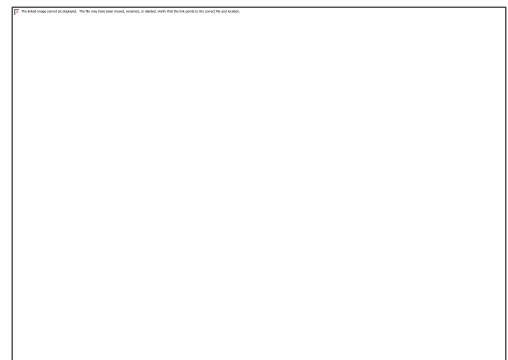
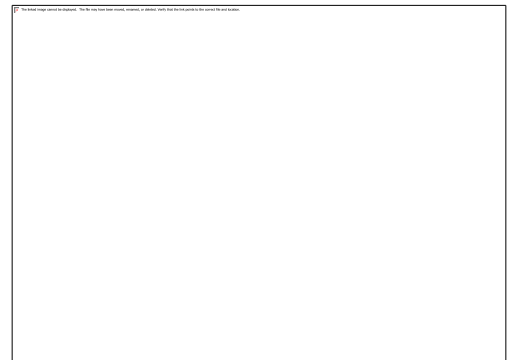
**Bedroom One** 8' 10" x 9' 0" (2.69m x 2.74m)

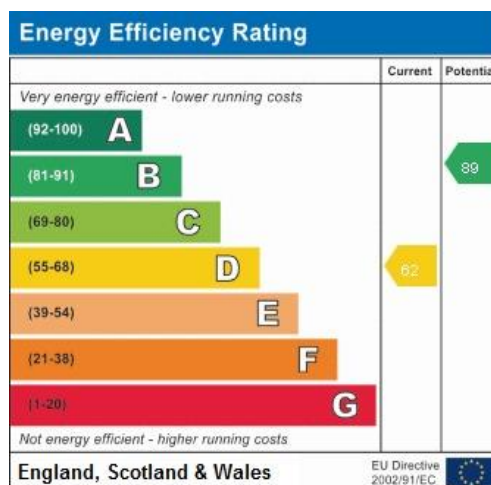
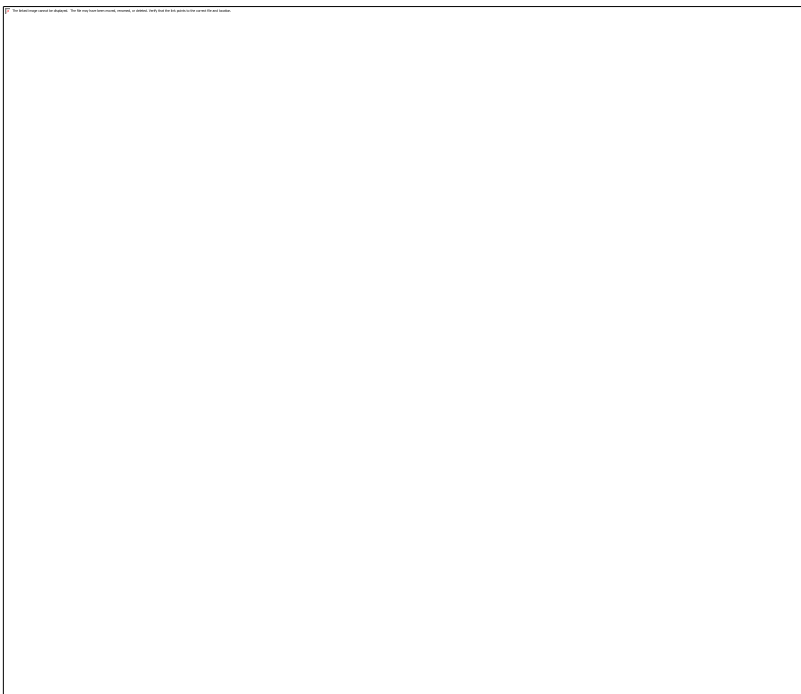
Radiator, built in storage cupboard, window to rear.



**Bathroom** 6' 4" x 5' 8" (1.93m x 1.73m)  
Suite comprising of a low level WC, wash  
basin, panelled bath with shower over.

**Externally**  
Enclosed rear courtyard.





**Tenure:** We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

**Services:** All main services are understood to be connected to the property. No services or appliances have been tested.

**Agents Notes:** We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

**Property Misdescriptions Act 1991:** These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details.

No person in the employment of this company has the authority to make or give any representation or warranty in relation to this property.

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