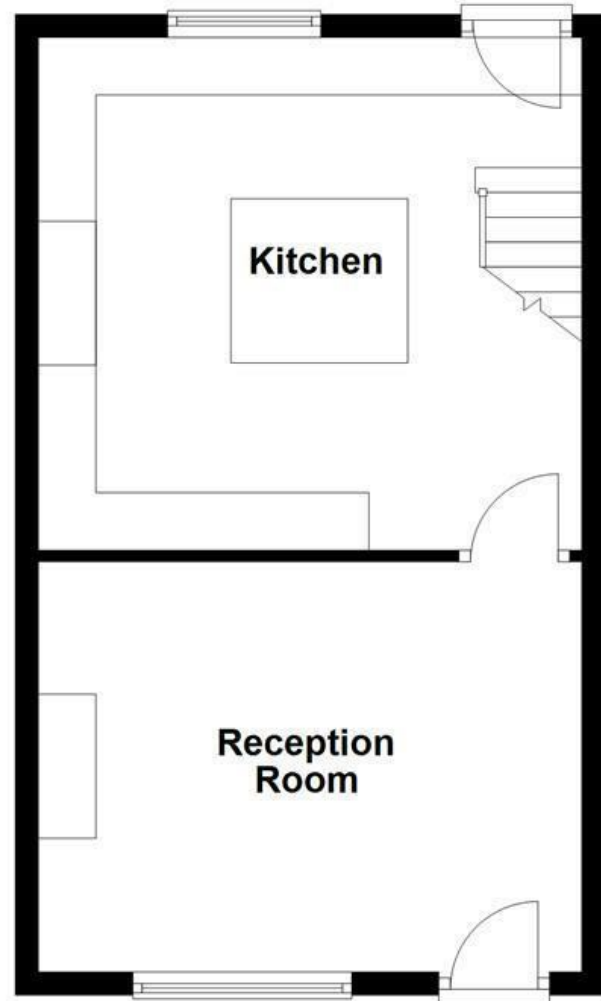
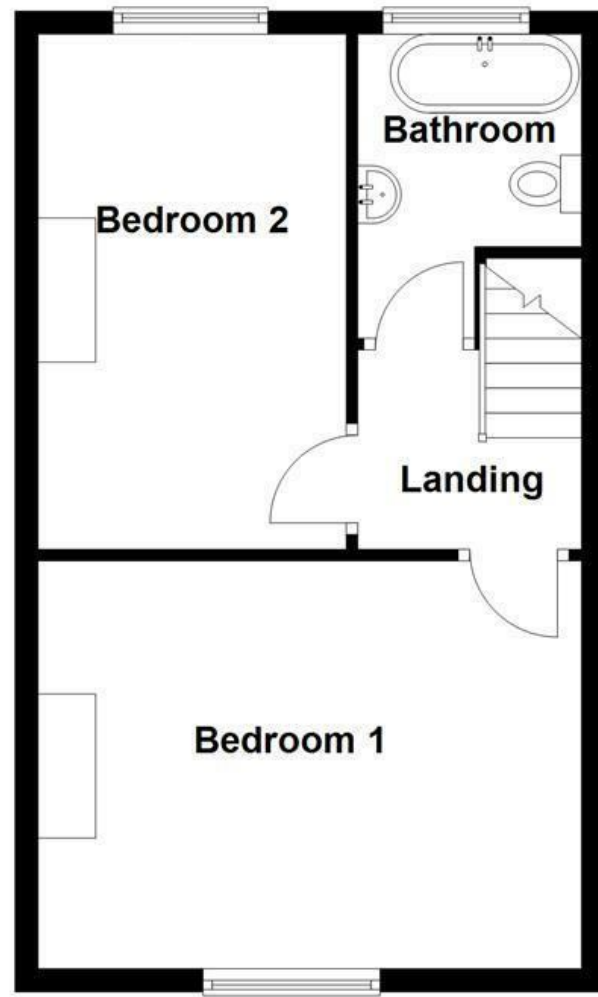


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(55-68) D		
(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.

Mather Road, Bury, BL9 6RA

£1,095

LOVELY TWO BEDROOM HOME IN BURY

Located on Mather Road in the charming town of Bury, this delightful 2 bedroom house is being welcomed to the rental market. It offers a perfect blend of comfort and modern living. Upon entering, you are welcomed by a spacious reception room, ideal for both relaxation and entertaining guests. The room is filled with natural light, creating a warm and inviting atmosphere.

The heart of the home is undoubtedly the beautifully newly installed kitchen, which boasts contemporary fittings and finishes. This well-designed space overlooks the rear garden, allowing you to enjoy views of the enclosed garden laid to lawn while preparing meals. It is a perfect setting for family gatherings or casual dining.

The property features two well-proportioned bedrooms, providing ample space for rest and privacy. Each room is designed to be versatile, accommodating various furniture arrangements to suit your personal style.

The rear garden is a lovely outdoor space, perfect for enjoying the fresh air or hosting summer barbecues. Its enclosed nature ensures a safe environment for children and pets to play.

This house on Mather Road is an excellent opportunity for those seeking a comfortable home in a friendly neighbourhood. With its modern amenities and inviting spaces, it is sure to appeal to a variety of buyers or renters looking for a place to call home.

Mather Road, Bury, BL9 6RA

£1,095



- Mid Terraced Property
 - Contemporary Fitted Kitchen
 - On Street Parking
 - EPC Rating: C
- Two Double Bedrooms
 - Three Piece Bathroom
 - Close Proximity to Local Amenities
- Spacious Reception Room
 - Enclosed Rear Garden
 - Council Tax Band: C

Ground Floor

Reception Room

15'6 x 11'8 (4.72m x 3.56m)

Composite double glazed entrance door, UPVC double glazed window, central heating radiator, log burner, stone hearth, brick surround, wood mantle and door to kitchen.

Kitchen

15'4 x 14'7 (4.67m x 4.45m)

UPVC double glazed window, central heating radiator, wall and base units, quartz worktops, centre island, ceramic sink with draining ridges and mixer tap, space for range style cooker, plumbing for washing machine, space for dryer, space for under counter fridge, space for under counter freezer, integrated boiler, exposed beams, part wood panel elevation, wood effect flooring, stairs to first floor and stable door to rear.

First Floor

Landing

6'2 x 5'5 (1.88m x 1.65m)

Smoke alarm and doors to two bedrooms and bathroom.

Bedroom One

15'6 x 11'7 (4.72m x 3.53m)

UPVC double glazed window and central heating radiator.

Bedroom Two

14'6 x 8'9 (4.42m x 2.67m)

UPVC double glazed window and central heating radiator.

Bathroom

8'8 x 6'1 (2.64m x 1.85m)

UPVC double glazed frosted window, central heated towel rail, spotlights, low flush WC, pedestal wash basin with traditional taps, freestanding bath with ball and claw feet, traditional taps and direct feed rainfall shower with rinse head over, PVC panel ceiling, tiled elevation and wood effect flooring.

External

Front

Paved courtyard.

Rear

Tiered garden, laid to lawn, covered seating area, paving and mature shrubs.



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