

## Bury Road, Bury, Lancashire BL0 0ET Price £149,950

**\*\*\*MUST SEE \*\*\*** A, stone fronted, three floor, mid-terrace cottage located within walking distance of the popular village of Edenfield. Its location is in a great position for access to bus routes and the motorway links to Ramsbottom, Bury, Rawtenstall, Manchester etc. As well as this the countryside is literally on your doorstep for any keen walkers.

The property briefly comprises; Ground Floor - an open plan country-style fitted kitchen and spacious lounge/dining area, Basement - two areas with plenty of space to lounge to the lower floor and a large bedroom and a three-piece shower room to the first floor. The property benefits from having gas central heating, uPVC double glazing, exposed ceiling beams and a warm feel to it.

Lifestyle Sales and Lettings urge interested parties to arrange an internal inspection as soon as possible to avoid disappointment.

**Lounge/Kitchen/Diner**  
18'0" x 17'8" (5.50 x 5.40)

**Bedroom**  
18'0" x 11'9" (5.50 x 3.60)

**Shower Room**  
7'6" x 5'6" (2.30 x 1.70)

**Basement Room**  
9'10" x 17'4" (3.00 x 5.30)

**Hall Area**  
6'10" x 14'5" (2.10 x 4.40)

**Disclaimer**

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure:

Freehold

To be confirmed by the Vendor's Solicitors

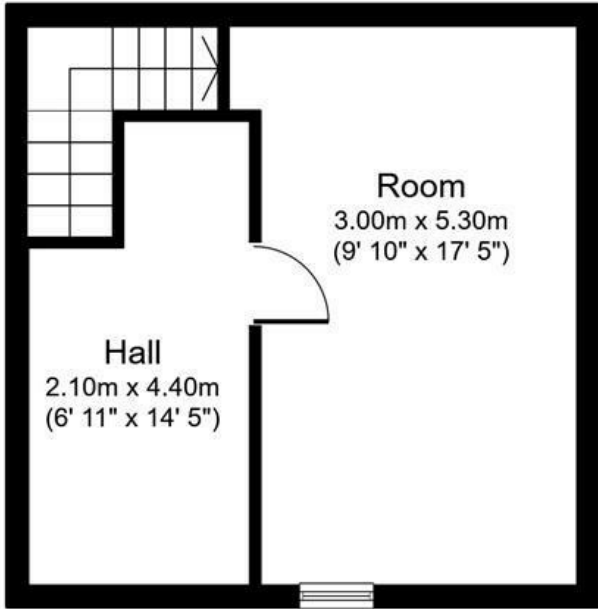
Possession:

Vacant possession upon completion

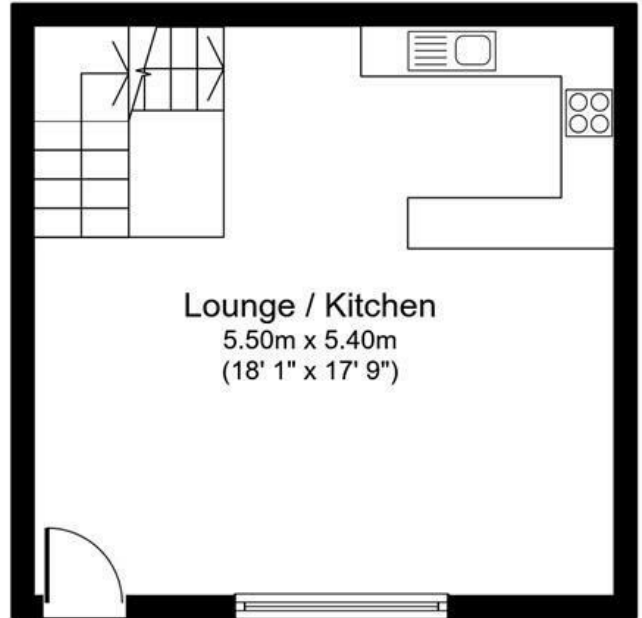
Viewing:

Viewing strictly by appointment through Lifestyle Sales and Lettings

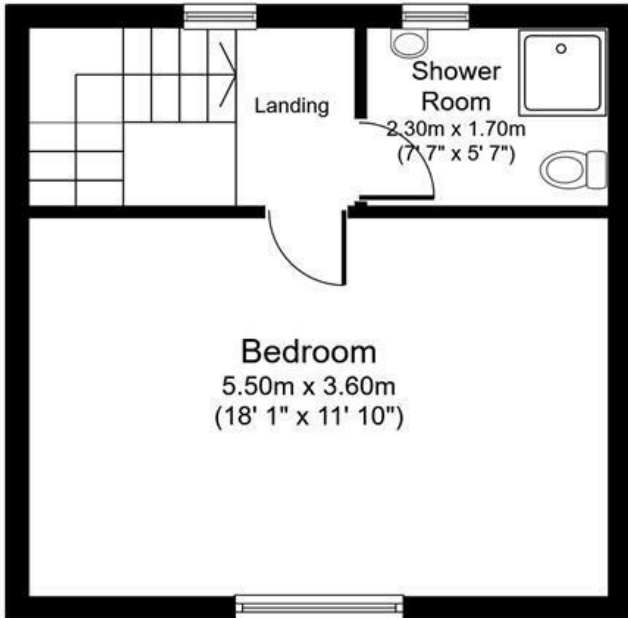
Total floor area 87.0 sq.m. (936 sq.ft.) approx



**Basement Floor**



**Ground Floor**



**First Floor**

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