



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	80

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.

Oram Street, Bury, BL9 6EN

Offers Over £140,000

NEWLY RENOVATED TWO BEDROOM MID TERRACE HOME

This two bedroom family home is being proudly welcomed to the market in the sought after area of Bury. The property boasts a newly fitted kitchen, spacious rooms throughout and is a complete bank canvas for someone to put their own personal stamp on. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes, this property is perfect for a small family or professional couple looking for a home bursting with potential.

Comprising briefly, to the ground floor; entrance via the reception room which has a door leading into the kitchen/dining area which flows out to the rear. To the first floor is a landing to two bedrooms and a family bathroom. Externally, to the rear is an enclosed yard with a gate to a shared access road and to the front is a gravelled courtyard.

For further information or to arrange a viewing please contact our Bury office at your earliest convenience. To preview properties coming to the market with Keenans please follow our social media platforms Facebook : Keenans Estate Agents and Instagram @keenans.ea

Oram Street, Bury, BL9 6EN

Offers Over £140,000



- Newly Renovated Two Bedroom Terraced Home
- Contemporary Fitted Kitchen with Range Cooker
- The Perfect First Home With Viewing Essential
- Complete Blank Canvas with Spacious Interiors
- Enclosed Paved Rear Yard
- Easy Access To Local Amenities
- Easy On Street Parking
- Tenure Leasehold
- Council Tax Band A
- EPC Rating D

Ground Floor

Reception Room

14'5 x 14 (4.39m x 4.27m)

UPVC double glazed frosted front door, UPVC double glazed window, central heating radiator, electric fire with marble surround and door to kitchen.

Kitchen

14 x 12'6 (4.27m x 3.81m)

UPVC double glazed window, central heating radiator, mix of wall and base units, laminate worktops, electric range cooker and extractor hood, composite one and a half bowl sink and drainer with mixer tap, tiled splashbacks, tiled effect flooring, door to rear and stairs to first floor.

First Floor

Landing

Doors leading to two bedrooms and bathroom.

Bedroom One

14'2 x 10'10 (4.32m x 3.30m)

UPVC double glazed window and central heating radiator.

Bedroom Two

9'10 x 9'7 (3.00m x 2.92m)

UPVC double glazed window and central heating radiator.

Bathroom

12'2 x 4'11 (3.71m x 1.50m)

UPVC double glazed frosted window, central heating radiator, p-shaped panel bath with mixer tap and overhead direct feed shower, dual flush WC, pedestal wash basin with mixer tap, part tiled elevations and tiled effect flooring.

Exterior

Rear

Enclosed yard with paving.

Front

Enclosed courtyard with paving and stone chippings.



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