



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.



Orrell Street, Bury, BL8 1PF

£145,000

A PERFECT INVESTMENT OPPORTUNITY OR FIRST TIME BUYERS HOME

This impressive two-bedroom top floor apartment is being welcomed to the market. Situated in the stunning All Saints converted church which is conveniently located in the sought after suburb of Walshaw, whilst also being close to Bury town centre. The church itself retains charm and character while also benefiting from an impressive, modern open plan living/dining/kitchen. Externally there are well maintained communal gardens and secure allocated parking. Close proximity to well regarded schools and major commuter routes. With no onward chain, this property is ideally suited to a rental investor or first time buyer.

Comprising briefly, to the ground floor; entrance via the call for access door into the communal hallway. To the second floor, entrance via the hallway which has doors to both bedrooms, bathroom and the main reception room which is open to the kitchen. Externally, is a gated car park with allocated spaces with communal garden areas.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		67	77
(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.

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- Tenure Leasehold
- Council Tax Band C
- EPC Rating D
- Off Road Parking With Gated Car Park And Allocated Spaces
- Two Bedroom Top Floor Apartment With Viewing Essential
- Ideal Investment Opportunity Or First Time Buy With No Chain Delay
- Open Plan Living
- Fitted Kitchen And Three Piece Bathroom Suite
- Communal Garden Areas
- Easy Access To Major Commuter Routes And Close Proximity To Local Amenities

Ground Floor

Entrance via call for access door into building.

Entrance

Hard wood door to hall.

Hall

15'7 x 4'6 (4.75m x 1.37m)

Doors to two bedrooms, bathroom, store cupboard and reception room.

Reception Room

20'1 x 17'1 (6.12m x 5.21m)

Three arched hard wood windows, four Velux windows, electric heaters, open to kitchen and exposed beams.

Kitchen

9' x 8'1 (2.74m x 2.46m)

Range of wall and base units, laminate work top, part tiled elevation, stainless steel one and a half sink and drainer with mixer tap, oven, four ring induction hob, extractor hood, integrated fridge freezer, part tiled elevation and vinyl flooring.

Bedroom One

13'5 x 10'9 (4.09m x 3.28m)

Two Velux windows and electric heater.

Bedroom Two

13'4 x 5'2 (4.06m x 1.57m)

Velux window, electric heater and exposed beams.

Bathroom

8'5 x 6'10 (2.57m x 2.08m)

Central heating towel rail, P shaped panelled bath with mixer tap and over head direct feed shower, pedestal wash basin with mixer tap, dual flush WC, tiled elevation, spotlights and vinyl flooring.

External

Gated car park and communal garden area.



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