



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) <b>A</b>	<b>85</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>62</b>	
EU Directive 2002/91/EC	
England & Wales	

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.

## Wash Lane, Bury, BL9 7DH

### Offers Over £120,000

A PERFECT INVESTMENT OPPORTUNITY.

This two-bedroom end terrace property is being welcomed to the market. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes. The property is ideally suited to a rental investor looking to put their personal stamp on for a long term investment.

Comprising briefly, to the ground floor; entrance via the hallway which has a door into the reception room and stairs to the first floor. The reception room has a door to the kitchen which leads to the rear. To the first floor is a landing to two bedrooms and a bathroom. Externally, to front a small gated garden, to the rear is an enclosed yard with garage door to allow for off road parking.

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

# Wash Lane, Bury, BL9 7DH

## Offers Over £120,000



- Perfect Investment Property
- Fitted Kitchen/Dining Area
- Council Tax A
- Easy Access To Major Network Links
- Two Bedroom End Terrace
- Well Located
- EPC Rating: D
- Three Piece Bathroom Suite
- Rear Yard With Off Road Parking
- Tenure Leasehold

### Ground Floor

#### Entrance

UPVC door to hall.

#### Hall

3'8 x 3'4 (1.12m x 1.02m)

Door to reception room and stairs to first floor.

#### Reception Room

15'10 x 14'1 (4.83m x 4.29m)

Two UPVC double glazed windows, central heating radiator, exposed brick fire place and door to kitchen.

#### Kitchen

15'4 x 9'9 (4.67m x 2.97m)

UPVC double glazed window, central heating radiator, rang of wall and base units, laminate work top, stainless steel one and a half sink and drainer with mixer tap, oven, four ring gas hob, part tiled elevation, tiled flooring, door to rear, door to under stairs storage and spotlights.

### First Floor

#### Landing

Doors to two bedrooms and bathroom.

#### Bedroom One

15'1 x 13'6 (4.60m x 4.11m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

#### Bedroom Two

12' x 9'11 (3.66m x 3.02m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

#### Bathroom

5'8 x 5'6 (1.73m x 1.68m)

Central heating radiator, Velux window, low level WC, panel bath, direct feed shower, pedestal wash basin, tiled elevation.

### External

#### Rear

Enclosed yard.

