



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			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(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.

## Chester Street, Bury, BL9 6EU

### £140,000

A FANTASTIC FIRST TIME HOME IN A POPULAR AREA

This two bedroom, mid terrace home is being welcomed to the property market in the popular area of Bury. Boasting two spacious reception rooms, two double bedrooms and conveniently situated within close proximity to the local shops and amenities of Bury town centre, as well as only a short walk to nearby transport links, this property would be perfectly suited to a couple looking for their first home or an investor looking to expand their portfolio!

The property comprises briefly; entrance via the vestibule into a welcoming reception room that leads through to the inner hall. The inner hall has open access to the second reception room and staircase to the first floor. The second reception room has open access to the kitchen that leads to the rear yard. The first floor landing houses doors on to two bedrooms and a three piece shower room. Externally to the rear of the property is an enclosed yard. The front of the property also benefits from an enclosed yard.

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# Chester Street, Bury, BL9 6EU

£140,000



- Tenure Leasehold
- On Street Parking
- Three Piece Shower Room
- Close Proximity To Major Network Links
- Council Tax Band A
- Two Double Bedroom Mid Terraced Property
- Enclosed Rear Yard
- EPC Rating D
- Ideal Investment Opportunity Or First Time Buy
- Easy Access To Local Amenities

## Ground Floor

### Entrance

Composite door to vestibule.

### Vestibule

Door to reception room.

### Reception Room One

13'10 x 13'8 (4.22m x 4.17m)

UPVC double glazed window, central heating radiator, television point, two feature wall lights, wood effect flooring and door to inner hall.

### Inner Hall

Stairs to first floor and open access to reception room two.

### Reception Room Two

13'11 x 8'10 (4.24m x 2.69m)

Central heating radiator, wood effect flooring, under stairs storage and open access to kitchen.

### Kitchen

10'6 x 7'3 (3.20m x 2.21m)

UPVC double glazed window, central heating radiator, wood panelled wall and base units, laminate work tops, space for oven and hob, extractor fan, stainless steel sink and drainer, plumbed for washing machine, space for fridge, Velux window, wood effect flooring and door to rear.

## First Floor

### Landing

Central heating radiator, loft access, doors to two bedrooms and shower room.

### Bedroom One

UPVC double glazed window, central heating radiator and wood effect flooring.

### Bedroom Two

8'11 x 8'9 (2.72m x 2.67m)

UPVC double glazed window, central heating radiator, boiler and wood effect flooring.

### Shower Room

11'8 x 4'2 (3.56m x 1.27m)

UPVC double glazed frosted window, dual flush WC, pedestal wash basin, enclosed direct feed shower, tiled elevation, laminate flooring and over stairs storage.

## External

### Front

Enclosed courtyard.

### Rear

Enclosed yard.



Tel: 01617510340

www.keenans-estateagents.co.uk