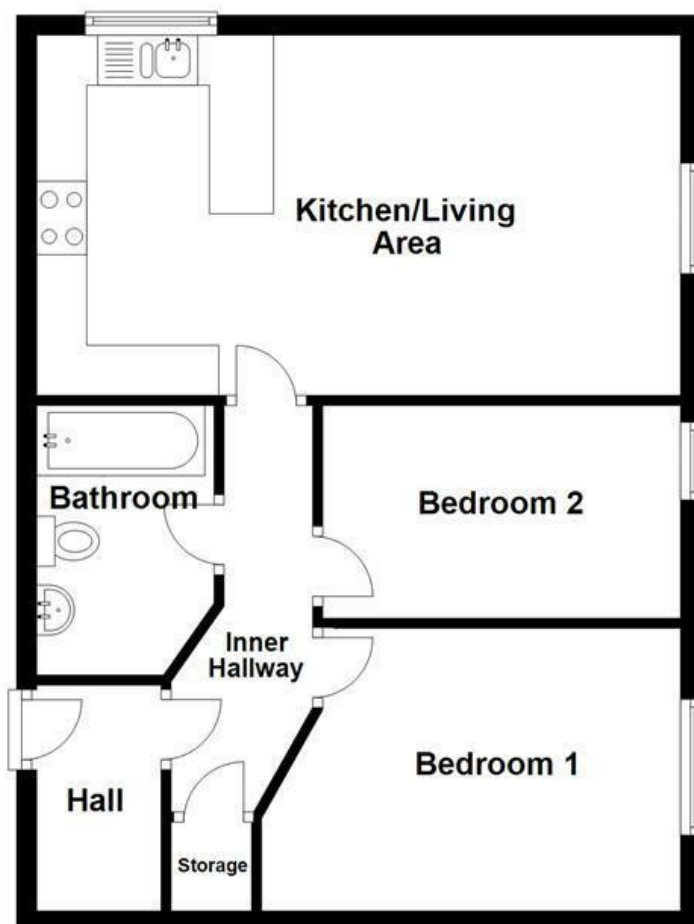


Ground Floor



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		71	76
(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.

New Bridge Gardens, Bury, BL9 9PJ

Offers Over £140,000

BEAUTIFULLY PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT

This immaculate two bedroom apartment is being proudly welcomed to the market in the sought after location of Bury. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes, this property is perfectly suited to a professional couple looking for a long term base. The apartment boasts a spacious living kitchen area, modern fixtures and fittings, stylish decoration throughout and an allocated parking space.

Comprising briefly, to the ground floor; entrance via the call for access door into the entrance hall. Entrance via the hallway into the apartment which has doors into two bedrooms, bathroom and kitchen/living area. Externally, to the rear is an allocated parking space and two visiting spaces.

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

New Bridge Gardens, Bury, BL9 9PJ

Offers Over £140,000



- Beautifully Presented First Floor Apartment
- Open Plan Living
- Allocated and Visitor Parking
- EPC Rating C
- Two Bedrooms
- Contemporary Fitted Kitchen
- Tenure Leasehold
- Three Piece Bathroom
- Stylish Decoration
- Council Tax Band A

Entrance Hall

5'10 x 4 (1.78m x 1.22m)
UPVC front door and door to inner hall.

Inner Hall

Electric radiator, doors leading to two bedrooms, bathroom and kitchen/living area.

Bedroom One

11'4 x 9'3 (3.45m x 2.82m)
UPVC double glazed window and electric radiator.

Bedroom Two

11'9 x 7 (3.58m x 2.13m)
UPVC double glazed window and electric radiator.

Bathroom

8 x 5'10 (2.44m x 1.78m)
Electric towel rail, pedestal wash basin with traditional taps, dual flush WC, panel bath with traditional taps and overhead electric shower, fully tiled elevations, spotlights and tiled flooring.

Kitchen/Living Area

21'1 x 11'10 (6.43m x 3.61m)
Two UPVC double glazed windows, electric radiator, mix of wall and base units, laminate worktops, one and a half bowl stainless steel sink and drainer with spring mixer tap, integrated oven with four ring induction hob and extractor hood, integrated fridge freezer, integrated breakfast bar, plumbing for washing machine, spotlights, television point and laminate flooring.

Exterior

Allocated parking and visitor parking.

