



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			88
(81-91) B			
(69-80) C		68	
(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.

Wash Lane, Bury, BL9 7DR

Asking Price £165,995

FANTASTIC SPACIOUS CORNER PLOT IDEAL FOR GROWING FAMILY
 Welcome to this charming end terraced property located on Wash Lane in Bury. This property boasts two reception rooms, three bedrooms, and a well-maintained bathroom, making it perfect for a smaller family looking for a cozy home.

Situated in a convenient location, this end terraced house offers easy access to local amenities, ensuring that everything you need is just a stone's throw away. The property is in great condition throughout, giving you peace of mind and a hassle-free move-in experience.

One of the highlights of this lovely home is the spacious conservatory, perfect for enjoying the summer months in comfort and style. Additionally, the multipurpose outhouse space and accompanying driveway provide ample storage and parking options, adding to the practicality of this property.

Don't miss out on the opportunity to make this delightful end terraced house your new home. Book a viewing today and experience the warmth and charm that this property has to offer.

If you would like any further information or have any questions at all please feel free to contact our Bury branch at your convenience.

Wash Lane, Bury, BL9 7DR

Asking Price £165,995



- Tenure Leasehold
- Council Tax Band B
- EPC Rating D
- Off Road Parking
- End Terraced Property
- Two Bedrooms
- Enclosed Rear Yard
- Fitted Kitchen And Three Piece Bathroom Suite
- Ideal Home For A Small Family
- Easy Access To Major Commuter Routes

Ground Floor

Entrance

UPVC Double glazed door to conservatory.

Conservatory

15' x 8'7 (4.57m x 2.62m)

UPVC double glazed windows, poly carbonate roof, UPVC French door to rear, tiled floor and UPVC door to reception room.

Reception Room

14' x 13'10 (4.27m x 4.22m)

UPVC double glazed window, central heating radiator, coving, stairs to first floor and door to kitchen.

Kitchen

13' x 9' (3.96m x 2.74m)

UPVC double glazed window, central heating radiator, laminate wall and base units, laminate work top, freestanding oven, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, tiled floor, door to under stairs storage and UPVC door to rear.

First Floor

Landing

8'10 x 7' (2.69m x 2.13m)

Loft access, doors to bedrooms one and bedroom two and bathroom.

Bedroom One

14'9 x 13' (4.50m x 3.96m)

UPVC double glazed window and central heating radiator.

Bedroom Two

9'1 x 7' (2.77m x 2.13m)

UPVC double glazed window and central heating radiator.

Bathroom

5'11 x 5' (1.80m x 1.52m)

UPVC double glazed frosted window, central heating radiator, panelled bath with mixer tap and overhead direct feed shower, vanity top wash basin with mixer tap, dual flush WC, tiled elevation and vinyl floor.

External

Rear

Paved yard and tarmac drive.

Front

Paved walkway and laid to lawn garden.

