

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			85
(81-91) B			
(69-80) C			
(55-68) D		56	
(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.

Bond Street, Bury, BL9 7BE

£150,000

FANTASTIC MODERN HOME PERFECT FOR THOSE LOOKING FOR AN EASY MOVE IN
 Welcome to this charming property located on Bond Street in the lovely town of Bury. This mid-terrace house boasts a modern interior with sleek decor and appliances, making it a perfect choice for those seeking a contemporary living space.

As you step inside, you are greeted by a reception room, ideal for relaxing or entertaining guests. The property features two comfortable bedrooms, offering plenty of space for a small family or guests. The recently fitted new kitchen is a standout feature, providing a stylish and functional space for cooking and dining.

The modern bathroom suite adds a touch of luxury to this home, ensuring that you can unwind in style after a long day. With easy access to local amenities, including shops, restaurants, and transport links, this property offers convenience at your doorstep.

Whether you are a first-time buyer looking to step onto the property ladder or searching for a modern and well-maintained home, this property on Bond Street is sure to impress. Don't miss out on the opportunity to make this house your own and enjoy the comforts of modern living in a desirable location.

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

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- Tenure Leasehold
- On Street Parking
- Viewing Essential
- Easy Access To Major Network Links
- Council Tax Band A
- Two Bedroom Mid Terraced Property
- Spacious Contemporary Fitted Kitchen
- EPC Rating D
- Ideal First Time Buy Or Home For A Small Family
- Ready To Move Into

Ground Floor

Entrance

UPVC door to vestibule.

Vestibule

3' x 2'8 (0.91m x 0.81m)

Laminate floor and door to reception room.

Reception Room

14' x 13'9 (4.27m x 4.19m)

UPVC double glazed window, central heating radiator, access to meters, electric fire with wood surround and mantle and door to the dining/kitchen.

Dining/Kitchen

13' x 12'8 (3.96m x 3.86m)

UPVC double glazed window, central heating radiator, high gloss wall and base units, quartz work tops, space for fridge freezer and washing machine, single oven with four ring electric hob and extractor hood, glass splash back, composite sink with mixer tap, Baxi combi boiler, UPVC door to the rear, door to understairs pantry and stairs to the first floor.

First Floor

Landing

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

Doors to two bedrooms and bathroom.

Bedroom One

14' x 13'8 (4.27m x 4.17m)

UPVC double glazed window, central heating radiator and storage.

Bedroom Two

9'9 x 7'10 (2.97m x 2.39m)

UPVC double glazed window and central heating radiator.

Bathroom

6'9 x 5'6 (2.06m x 1.68m)

UPVC double glazed frosted window, central heating towel radiator, panelled bath with overhead electric feed shower, dual flush W/C, vanity top wash basin with mixer tap, part tiled elevation and vinyl floor.

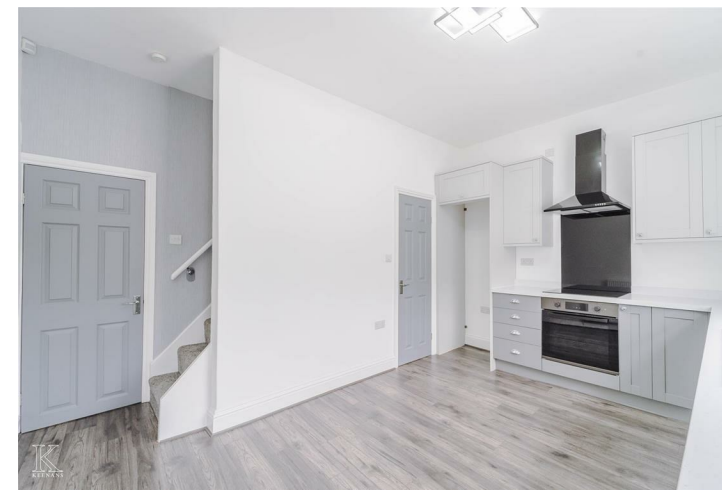
External

Rear

Enclosed concrete yard.

Front

Stone chip courtyard and paved path to front entrance door.



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