

Total area: approx. 115.2 sq. metres (1240.2 sq. feet)

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	85

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.

Railway Street, Bury, BL9 5QB

£230,000

SPACIOUS CHARACTER FAMILY HOME NOT TO BE MISSED

Welcome to this large terraced home bursting with character, located on Railway Street in picturesque Summerseat. Beautifully maintained throughout, this home boasts two reception rooms, two bedrooms, a handy loft room and a well-appointed bathroom.

As you step inside, you'll be greeted by a warm and inviting atmosphere, thanks to the modern decor and appliances that adorn the interior. The two reception rooms offer ample space for entertaining guests or simply relaxing with your loved ones.

One of the highlights of this lovely home is the handy attic room, providing additional space that can be used as a home office, a playroom for the kids, or even a peaceful retreat for some quiet time.

Outside, the well-presented gardens at the front and back of the property provide the perfect setting for enjoying the outdoors during the warmer months.

Set over 1100 sqft and situated in a private location with country surroundings, this property offers a peaceful retreat from the hustle and bustle of everyday life while still being conveniently located near local amenities and transport links.

For a home brimming with character and charm, call the office now and make an appointment to view this desirable home in this sought after area – this is not one to be missed!

Railway Street, Bury, BL9 5QB

£230,000



- Charming Character Property with Two Bedrooms & Loft Room
- Two Reception Rooms
- Set Over Three Floors
- EPC TBC
- Located in the Heart of Summarseat
- Ample Sized Contemporary Fitted Kitchen
- Tenure Freehold
- Set Over 1100 SqFt
- Stunning Countryside Views
- Council Tax Band C

Ground floor

Enclosed paved courtyard.

Reception Room One

14'7 x 14'1 (4.45m x 4.29m)

UPVC double glazed window, central heating radiator, gas inset fire, corbels, coving, picture rail, stairs to reception room two and stairs to first floor.

Reception Room Two

14'5 x 13'2 (4.39m x 4.01m)

UPVC double glazed window, central heating radiator, gas fire with stone surround and mantle, coving, ceiling rose and door to kitchen.

Kitchen

15'7 x 6'9 (4.75m x 2.06m)

UPVC double glazed window, range of wall and base units, laminate worktops, oven with four ring gas hob, tiled splash back, extractor fan, one and a half sink and drainer with mixer tap, integrated fridge freezer, integrated dish washer, plumbed for washing machine, UPVC double glazed French doors to rear and tiled floor.

External

First Floor

Landing

6'4 x 5'4 (1.93m x 1.63m)

Doors to two bedrooms, bathroom and stairs to second floor loft room.

Bedroom One

11'8 x 10'4 (3.56m x 3.15m)

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

Bedroom Two

9'7 x 7'1 (2.92m x 2.16m)

UPVC double glazed window and central heating radiator.

Bathroom

10'2 x 7' (3.10m x 2.13m)

UPVC double glazed frosted window, central heating radiator, panelled bath with mixer tap, dual flush WC, vanity top wash basin with mixer tap, enclosed direct feed rainfall shower with rinse head, tiled elevation, spotlights, coving and tiled floor.

Second Floor

Loft Room

13'6 x 13'2 (4.11m x 4.01m)

Velux window and central heating radiator.

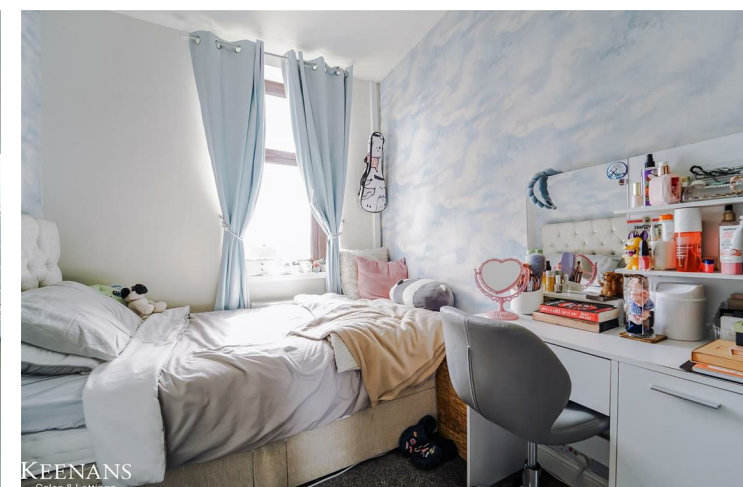
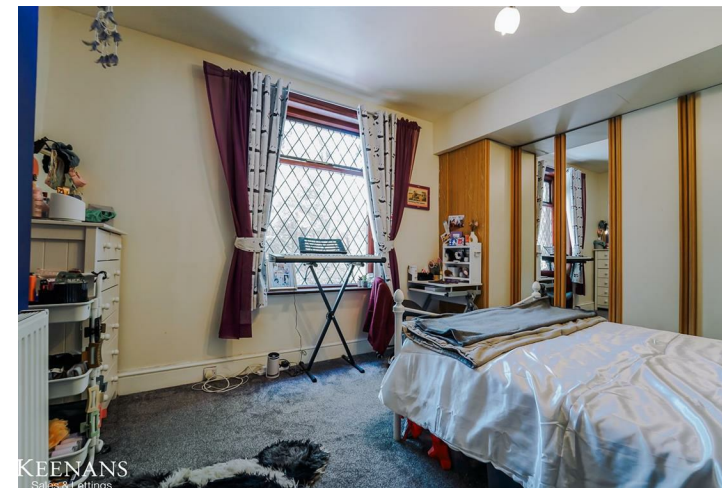
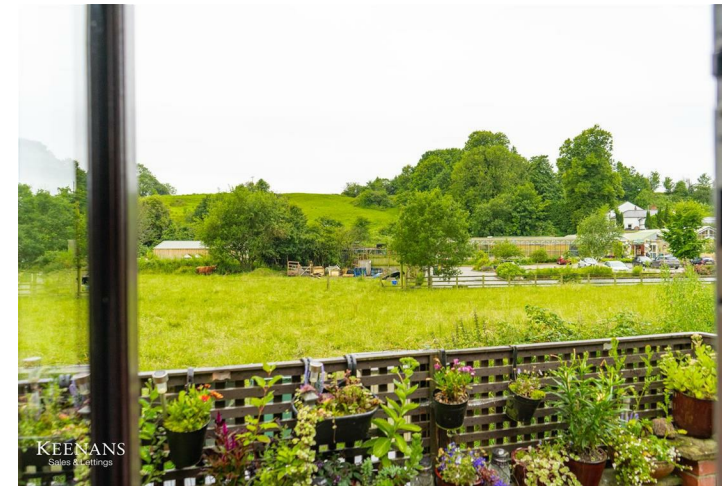
Entrance

UPVC door to reception room one.

Rear

Enclosed paved yard.

Front



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