



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.



## Fenton Street, Bury, BL8 1LU

### £155,000

SPACIOUS AND MODERN HOME

Welcome to Fenton Street, Bury - a charming location for this delightful property! This lovely house boasts 1 reception room, 2 bedrooms, and 1 bathroom, making it a perfect fit for a small family or a couple looking for a cozy home.

Step inside to discover a spacious and modern interior that has been meticulously maintained, offering a comfortable and inviting atmosphere for you to relax and unwind. The well-kept exterior adds to the property's overall appeal, creating a beautiful curb appeal that you'll be proud to come home to.

Conveniently located, this property provides easy access to local amenities, ensuring that your daily needs are just a stone's throw away. Whether you're looking to grab groceries, enjoy a meal at a nearby restaurant, or take a leisurely stroll in the neighbourhood, everything you need is within reach.

This house is truly a gem that is perfect for any buyer - whether you're a first-time buyer, a small family, or a couple looking to settle down in a comfortable and welcoming home. Don't miss out on the opportunity to make this property your own and Book a viewing with our Bury office to start your journey today!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		72	
(69-80) C			
(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.

# Fenton Street, Bury, BL8 1LU

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- Tenure Leasehold
- On Street Parking
- Ideal First time Buy Ready To Move Into
- Easy access To Major Commuter Routes
- Council Tax Band A
- Mid Terraced Property With Viewing essential
- Contemporary Fitted Kitchen/Dining Area
- EPC Rating C
- Two Reception Rooms
- Ample Sized Enclosed Rear Yard With Double Gates To Shared Access Road

## Ground Floor

### Entrance

UPVC double glazed door to vestibule.

### Vestibule

3'7 x 3'4 (1.09m x 1.02m)

Laminate flooring, single pane stained glass frosted window and door to reception room.

### Reception Room

14'7 x 14'5 (4.45m x 4.39m)

UPVC double glazed window, central heating radiator, fireplace with stone surround, coving, laminate flooring and open access to kitchen/dining area.

### Kitchen/Dining Area

14'7 x 11'1 (4.45m x 3.38m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units, laminate work tops, oven and microwave in a high rise unit, four ring gas hob with glass splash back, extractor hood, stainless steel sink and drainer with mixer tap, integrated fridge freezer, integrated washing machine, UPVC double glazed door to rear and stairs to first floor.

## First Floor

### Landing

11'4 x 4'11 (3.45m x 1.50m)

Doors to two bedrooms, shower room and storage.

### Bedroom One

14'9 x 11'11 (4.50m x 3.63m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

11' x 6'10 (3.35m x 2.08m)

UPVC double glazed window and central heating radiator.

### Shower Room

10'10 x 7'2 (3.30m x 2.18m)

UPVC double glazed frosted window, central heating radiator, vanity top wash basin with mixer tap, dual flush WC, enclosed direct feed rainfall shower and rinse head, LED spotlights, part tiled elevation, airing cupboard and vinyl flooring.

## External

### Rear

Enclosed paved yard with timber shed.

### Front

Courtyard.



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