



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		
(39-54)	E	51	
(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.



Garston Street, Bury, BL9 6EW

Offers Over £170,000

AN ENVIABLE FAMILY HOME WITH TWO BEDROOMS & A LOFT ROOM

Welcome to Garston Street, Bury - a charming location where this beautiful end terrace family home is waiting for you to make it yours. This tastefully designed house boasts 1 reception room, 2 bedrooms, and 1 bathroom, making it a perfect space for a small family or professionals looking for a cozy abode.

Situated in a mid-terrace setting, this property offers a warm and inviting atmosphere that is sure to make you feel right at home. The interior has been carefully designed to create a comfortable living space, ideal for relaxing after a long day or entertaining guests.

One of the standout features of this property is the ample parking available around the house, ensuring that you and your guests will never have to worry about finding a spot. Whether you have multiple vehicles or frequently have visitors, this convenience is sure to make your life easier.

Don't miss out on the opportunity to own this lovely family home in Garston Street. With its ideal location, thoughtful design, and practical amenities, this property has all the makings of a perfect place to call home.

Garston Street, Bury, BL9 6EW

Offers Over £170,000



- Exquisite End Terrace Property
- Modern Fitted Dining Kitchen
- Low Maintenance Yard to Rear
- EPC Rating E
- Two Bedrooms and Study
- Set Over Three Floors
- Tenure Leasehold
- Three Piece Bathroom
- Spacious Attic Room
- Council Tax Band A

Ground Floor

Entrance Vestibule

4'10 x 3'6 (1.47m x 1.07m)

UPVC double glazed frosted front door, tiled effect vinyl flooring and door to reception room.

Reception Room

14'1 x 12'10 (4.29m x 3.91m)

UPVC double glazed window, central heating radiator, television point, wood effect laminate flooring, door to kitchen/dining and stairs to first floor.

Kitchen/Dining Area

13'1 x 12'9 (3.99m x 3.89m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate worktops, tiled splashback, stainless steel sink and drainer with spring mixer tap, integrated oven with four burner gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, spotlights, wood effect laminate flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

6'6 x 4'11 (1.98m x 1.50m)

UPVC double glazed window, doors leading to two bedrooms, study with stairs to first floor and family bathroom.

Bedroom One

14'6 x 10'8 (4.42m x 3.25m)

UPVC double glazed window and central heating radiator.

Bedroom Two

13'1 x 5'2 (3.99m x 1.57m)

UPVC double glazed window and central heating radiator.

Bathroom

10'1 x 6'5 (3.07m x 1.96m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, panel bath with mixer tap and overhead direct feed rainfall shower with rinse head, pedestal wash basin with mixer tap, spotlights, part tiled elevations and tiled effect vinyl flooring.

Study

9'8 x 5'9 (2.95m x 1.75m)

UPVC double glazed window, central heating radiator, smoke detector and stairs to second floor.

Second Floor

Attic Room

9'8 x 5'9 (2.95m x 1.75m)

UPVC double glazed window, central heating radiator, storage cupboard and door to eaves housing Glow-worm boiler.

External

Rear

Enclosed yard with paving and gate to shared access.

Front

Enclosed courtyard with paving and slate chip bedding areas.

