

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			
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.

Rochdale Old Road, Bury, BL9 7TL

£190,000

SPACIOUS SEMI DETACHED PROPERTY

Welcome to this charming semi-detached house located on Rochdale Old Road in the delightful town of Bury. This property boasts two cosy reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two bedrooms, there is ample space for a small family or for those who enjoy having a guest room or home office.

The house features a well-maintained shower room, ensuring your comfort and convenience. Additionally, the rear garden offers a lovely outdoor space where you can unwind, enjoy a cup of tea, or even cultivate your own little garden oasis.

One of the standout features of this property is the off-road parking, providing you with a hassle-free parking solution right at your doorstep.

Whether you're looking for a starter home, a cosy retreat, or a place to downsize, this property on Rochdale Old Road has the potential to be the perfect fit for you. Don't miss out on the opportunity to make this house your home sweet home in beautiful Bury.

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£190,000



- Semi Detached Property
- Fitted Kitchen
- Off Road Parking
- EPC Rating: TBC
- Two Double Bedrooms
- Three Piece Shower Room
- Leasehold
- Two Spacious Reception Rooms
- Rear Garden
- Council Tax Band: C

Ground Floor

Paving and bedding area.

Vestibule

3'6 x 3'6 (1.07m x 1.07m)

Composite double glazed leaded entrance door and door to hall.

Hall

11'6 x 3'3 (3.51m x 0.99m)

Central heating radiator, coving, stairs to first floor and doors to two reception rooms.

Reception Room One

15'6 x 11'2 (4.72m x 3.40m)

UPVC double glazed box bay window, central heating radiator, coving, gas fire, marble hearth and surround, wood mantle and TV point

Reception Room Two

14'11 x 12'3 (4.55m x 3.73m)

Two UPVC double glazed windows, central heating radiators, spotlights, coving, under stairs storage and door to kitchen.

Kitchen

14'8 x 6'11 (4.47m x 2.11m)

Two UPVC double glazed window, central heating radiator, spotlights, wood effect base units, laminate worktops, stainless steel sink with draining board and mixer tap, space for freestanding cooker, plumbing for washing machine, boiler, laminate floor and UPVC double glazed frosted door to rear.

First Floor

Landing

6'1 x 5'10 (1.85m x 1.78m)

Loft access, coving, and doors to two bedrooms and shower room.

Bedroom One

15'5 x 12 (4.70m x 3.66m)

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

Bedroom Two

14'1 x 8'11 (4.29m x 2.72m)

Two UPVC double glazed windows, central heating radiator and coving.

Shower Room

9'1 x 5'7 (2.77m x 1.70m)

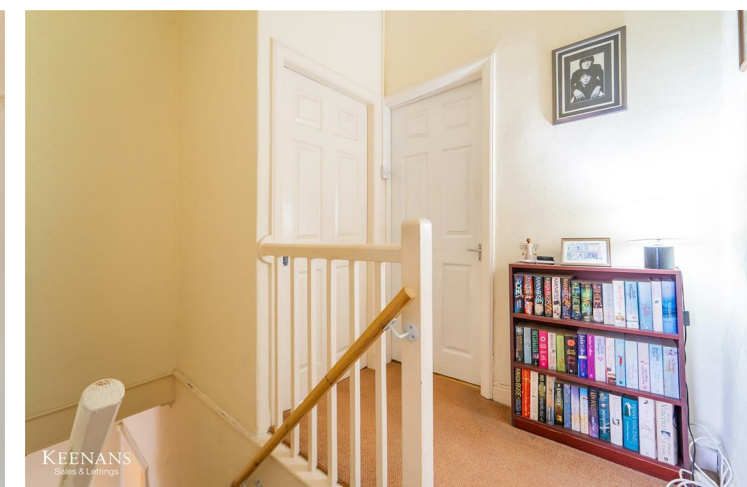
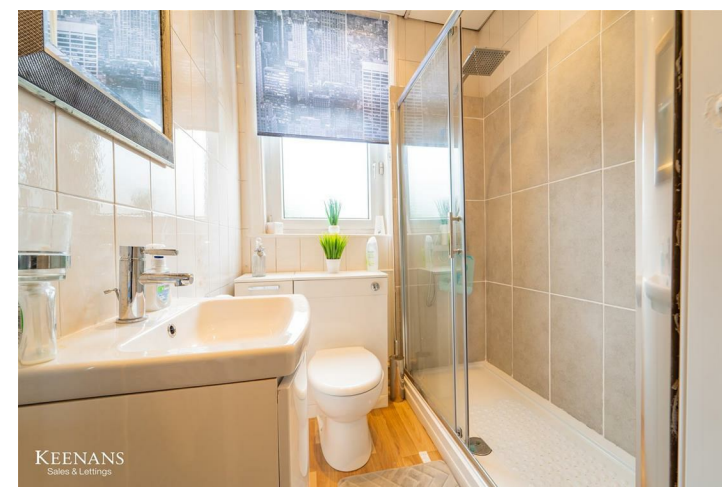
UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, walk in direct feed rainfall shower with rinse head, tile elevation and wood effect flooring.

External

Front

Paved drive for off road parking

Rear



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