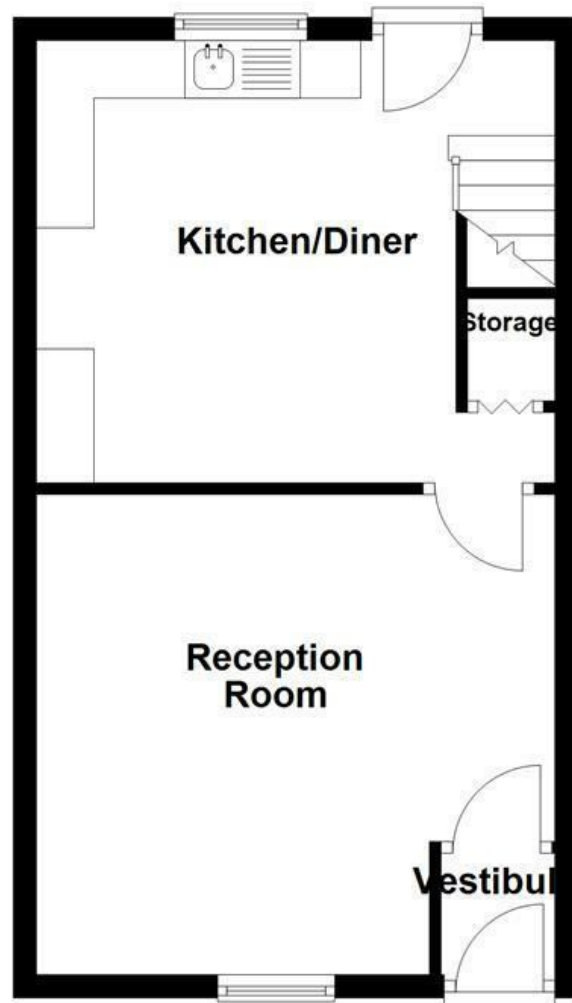


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	36	
(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.

Andrew Street, Bury, BL9 7HD

£140,000

THE PERFECT FIRST TIME HOME OR INVESTMENT OPPORTUNITY

Offering spacious rooms, neutral decoration and two double bedrooms, this impressive mid terraced property is being proudly welcomed to the market in the sought after location of Bury. A stones throw away from the thriving town centre, this property is a complete blank canvas for any potential buyer to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Rochdale, Rossendale and major motorway links. The property is perfectly suited to any first time buyer or as the perfect investment opportunity.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room leads on to an open plan kitchen diner which guides you out to the rear and houses a staircase to the first floor. The first floor comprises of doors on to two double bedrooms and bathroom. Externally there is an enclosed yard to the rear and courtyard to the front.

For further information or to arrange a viewing please contact our Bury branch at your earliest convenience.

Andrew Street, Bury, BL9 7HD

£140,000

 **2**  **1**  **1**  **F**

- Tenure Leasehold
 - On Street Parking
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Easy Access To Major Network Links
- Council Tax Band A
 - Mid Terraced Property
 - Ideal Investment Opportunity Or First Time Buy
- EPC Rating F
 - Two Double Bedrooms
 - Enclosed Rear Yard

Ground Floor

Entrance

Composite double glazed frosted door to vestibule.

Vestibule

3'5 x 3'2 (1.04m x 0.97m)

Door to reception room.

Reception Room

14'9 x 13'8 (4.50m x 4.17m)

UPVC double glazed window, electric heater, integrated alcove storage, gas fire, coving, ceiling rose, television point and door to kitchen/diner.

Kitchen/Diner

14'9 x 12'7 (4.50m x 3.84m)

UPVC double glazed window, range of white wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, space for oven and fridge freezer, plumbed for washing machine, dryer, under stairs storage, tiled floor, stairs to first floor and UPVC double glazed frosted door to rear.

First Floor

Landing

5'9 x 5'4 (1.75m x 1.63m)

Smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

14'9 x 13'8 (4.50m x 4.17m)

UPVC double glazed window.

Bedroom Two

11'8 x 6'10 (3.56m x 2.08m)

UPVC double glazed window and over stairs storage.

Bathroom

8'7 x 5'5 (2.62m x 1.65m)

Three piece suite, panelled bath with mixer tap and rinse head, dual flush WC, vanity top wash basin with mixer tap, PVC panelled elevation, extractor fan, integrated linen cupboard and tiled effect lino flooring.

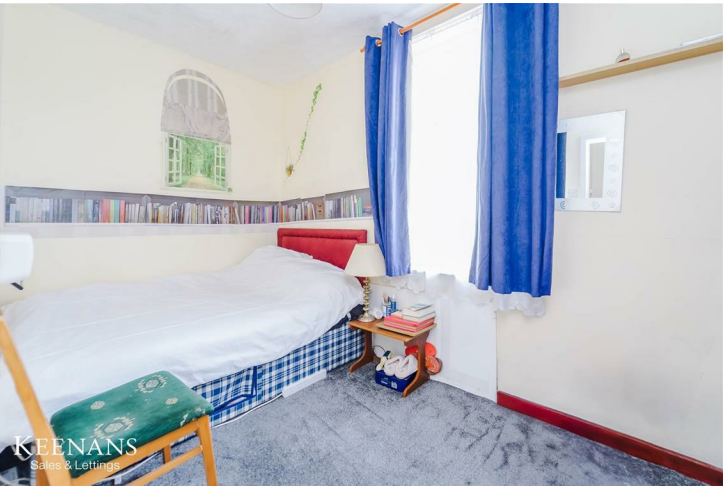
External

Rear

Enclosed yard.

Front

Courtyard.



Tel: 01617510340

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