



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	82	87
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Derby Court, Bury, BL9 6WG

£160,000

SPACIOUS APARTMENT WITH MODERN DECOR AND APPLIANCES

Welcome to this property located in the desirable area of Derby Court, Bury. This property is perfectly positioned, offering convenient access to a variety of local amenities, making it an ideal choice for those who appreciate the ease of modern living.

The apartment boasts a well appointed and contemporary design, ensuring that it meets the needs of today's discerning buyers. With its modern features and stylish finishes, this property is particularly suited for first time buyers looking to make their mark in the property market.

Inside, you will find a welcoming atmosphere that combines comfort with functionality. The layout is thoughtfully designed to maximise space and light, creating an inviting environment for both relaxation and entertaining. Externally there are gardens to front, off road designated parking with the apartment and plenty of on street parking to the side.

This property not only offers a fantastic living space but also the advantage of being situated in a vibrant community, where shops, parks, and essential services are just a stone's throw away.

In summary, this apartment in Derby Court presents an excellent opportunity for first time buyers seeking a modern home in a convenient location. Don't miss the chance to make this delightful property your own.

Derby Court, Bury, BL9 6WG
£160,000

 2  2  1  B

- Tenure Leasehold
 - Off Road Allocated Parking
 - Two Bathrooms
 - Easy Access To Major Commuter Routes
- Council Tax Band B
 - First Floor Apartment
 - Viewing Essential
- EPC Rating B
 - Two Bedrooms
 - Close Proximity To Local Amenities

Entrance

Hard wood fire door to hall.

Hall

11'8 x 7'8 (3.56m x 2.34m)

Laminate flooring, LED spotlights, doors to two bedrooms, bathroom and living space/kitchen.

Living Space/Kitchen

21' x 17'3 (6.40m x 5.26m)

Four UPVC double glazed windows, electric heater, electric fire with surround, television point, LED spotlights, range of wall and base units, laminate work top, stainless steel one and a half sink and drainer with mixer tap, integrated oven, four ring electric hob, tiled splash back, extractor hood, integrated dishwasher, integrated fridge freezer, plumbed for washing machine and laminate flooring.

Bedroom One

12'7 x 10'1 (3.84m x 3.07m)

UPVC double glazed window, electric heater, fitted wardrobe and door to en suite.

En Suite

5'8 x 3'7 (1.73m x 1.09m)

Electric heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosure, LED spotlights, extractor fan and tiled floor.

Bedroom Two

10'8 x 8'10 (3.25m x 2.69m)

UPVC double glazed window, electric heater and fitted storage.

Bathroom

8'10 x 5'7 (2.69m x 1.70m)

Electric heated towel rail, vanity top wash basin with mixer tap, dual flush WC, panelled bath with mixer tap and rinse head, part tiled elevation, LED spotlights and tiled floor.

External

Front

Gardens to front of property.

Rear

Rear designated parking spot and visitor parking.



Tel: 01617510340

www.keenans-estateagents.co.uk