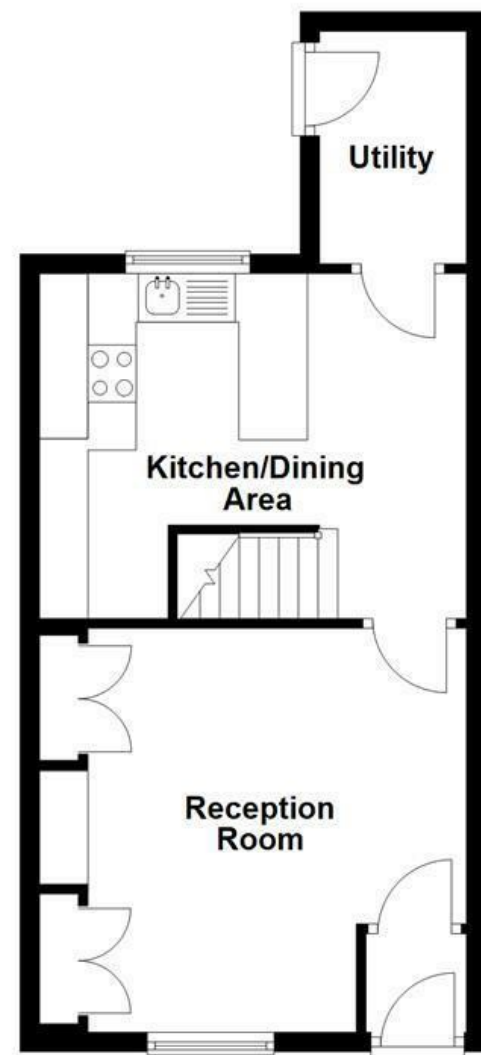
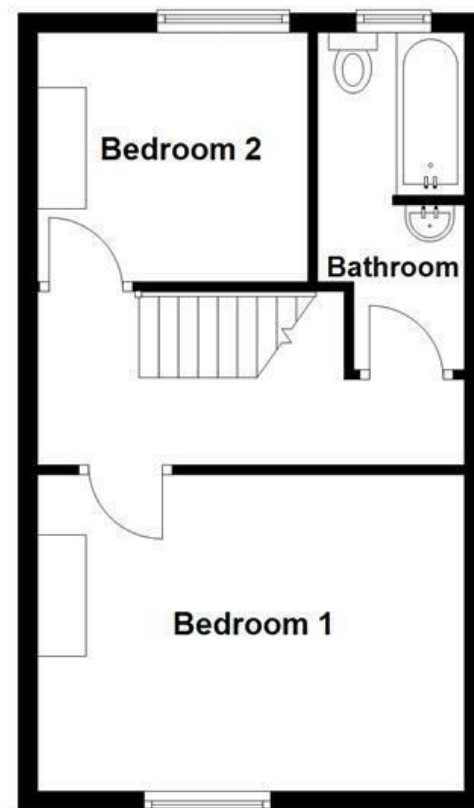



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	68	
(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.

Gladstone Street, Bury, BL9 7QE

£159,950

AN EXCEPTIONAL MID TERRACED PROPERTY

Having been presented and updated to the highest standard throughout with immaculate presentation, modern fixtures and fittings and stylish decoration, this enviable two bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Bury. With open plan kitchen diner, neutral interiors and spacious rooms throughout, this property is the perfect home for any small family or couple ready to move straight into! 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 comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room then leads on to a contemporary fitted kitchen diner which guides you on to a utility room and houses a staircase to the first floor. The utility room leads out to the rear. The first floor comprises of doors on to two bedrooms and a bathroom. Externally there is an enclosed yard to the rear with paving and garden to the front.

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

Gladstone Street, Bury, BL9 7QE

£159,950

 **2**  **1**  **1**  **D**

- Beautifully Presented Mid Terrace Property
 - Newly Fitted Kitchen
 - Enclosed Yard to Rear
 - EPC Rating D
- Two Bedrooms
 - Complete Blank Canvas
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Move-in Ready
 - Council Tax Band A

Ground Floor

Entrance Vestibule

3'5 x 3'4 (1.04m x 1.02m)

Composite double glazed frosted front door, picture rail, wood effect laminate flooring and hardwood single glazed frosted door to reception room.

Reception Room

14'5 x 13'8 (4.39m x 4.17m)

UPVC double glazed window, central heating radiator, coving, integrated alcove storage, television point, wood effect laminate flooring and single glazed door to kitchen/dining area.

Kitchen/Dining Area

14'5 x 11'8 (4.39m x 3.56m)

UPVC double glazed window, central heating radiator, range of panel wall and base units with with wood effect work surfaces, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring induction hob and extractor hood, integrated fridge freezer, breakfast bar, wood effect laminate flooring, single glazed frosted door to utility and stairs to first floor.

Utility

7'10 x 4'11 (2.39m x 1.50m)

Plumbing for washing machine, Ideal boiler, extractor fan, wood effect lino flooring and composite double glazed frosted door to rear.

First Floor

Landing

14'5 x 5'9 (4.39m x 1.75m)

Loft access, smoke detector, doors leading to two bedrooms and bathroom.

Bedroom One

14'5 x 10'8 (4.39m x 3.25m)

UPVC double glazed window, central heating radiator and wood panel elevation.

Bedroom Two

9'1 x 8'9 (2.77m x 2.67m)

UPVC double glazed window and central heating radiator.

Bathroom

11'9 x 4'11 (3.58m x 1.50m)

UPVC double glazed frosted window, central heated towel rail, panel bath with mixer tap and overhead electric feed shower, pedestal wash basin with mixer tap, dual flush WC, tiled elevations and wood effect lino flooring.

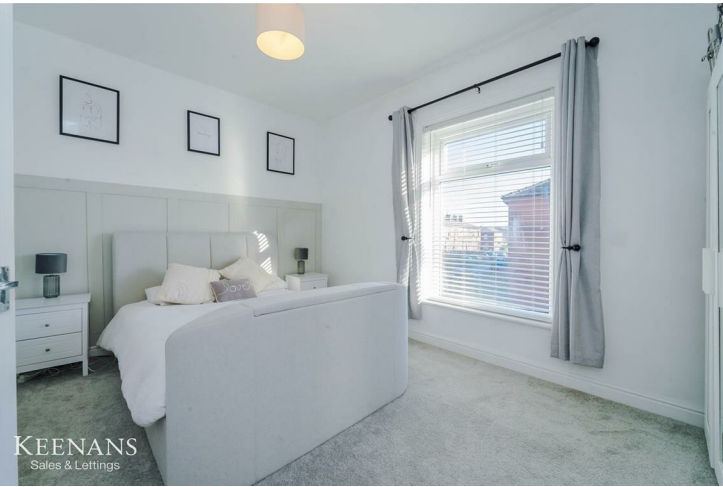
Exterior

Rear

Enclosed paved yard with gate to shared access.

Front

Paved forecourt.



Tel: 01617510340

www.keenans-estateagents.co.uk