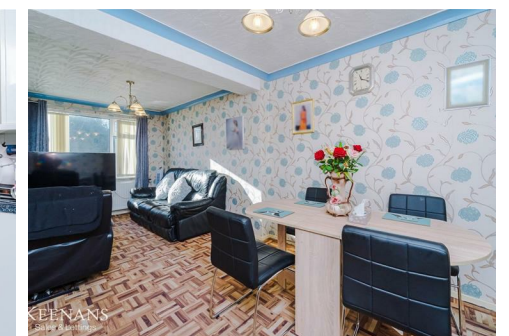
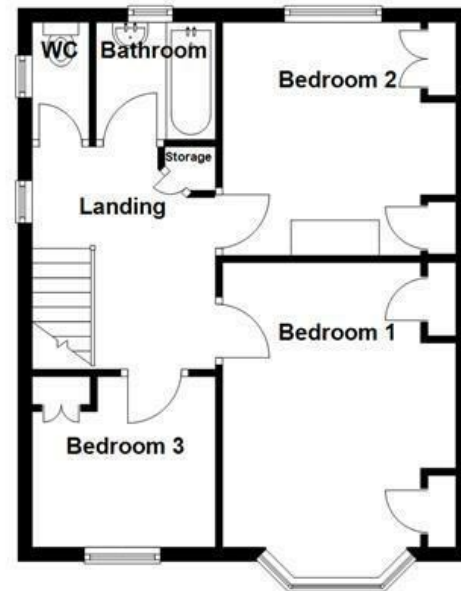


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	67	
(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.

Market Street, Bury, BL9 9AB

Offers Over £260,000

AN ENVIABLE SEMI DETACHED PROPERTY ON AN IMPRESSIVE PLOT

Offering an abundance of indoor and outdoor space, fantastic ground floor extension and double garage, this enviable three bedroom semi detached property is being proudly welcomed to the market in the desirable location of Bury. With ample off road parking, two living areas and two bathrooms, this outstanding property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Rochdale, Rossendale and major motorway links. With no chain delay and being a complete blank canvas, this property is bursting with potential for any buyer to put their own stamp on! With versatile living for one level living if needed, this property has everything needed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, fitted kitchen and houses a staircase to the first floor. The kitchen guides you through to a second reception room/dining room which leads on to a conservatory. The conservatory provides access on to a shower room and out to the rear. The first floor comprises of doors on to three generously sized bedrooms, bathroom and WC. Externally there is an enclosed garden with laid to lawn, paving and bedding areas, storage shed and access to a double garage. To the front there is a garden with mature shrubs and off road parking.

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

Market Street, Bury, BL9 9AB

Offers Over £260,000

 3  2  2  D

- Tenure Freehold
 - Drive For Off Road Parking Leading To A Double Garage
 - Bursting With Potential
 - Easy Access To major Network Links
- Council Tax Band C
 - Viewing Essential
 - No Chain Delay
- EPC Rating D
 - Envious Rear Garden Space
 - Ample Indoor And Outdoor Space

Ground Floor

Entrance

UPVC double glazed forsted door to hall.

Hall

12'4 x 6'10 (3.76m x 2.08m)

UPVC double glazed window, central heating radiator, coving, under stairs storage, hard wood single glazed frosted doors to reception room and kitchen, stairs to first floor.

Reception Room One

14' x 12'7 (4.27m x 3.84m)

UPVC double glazed bay window, central heating radiator, coving, gas fire, television point and integrated alcove storage.

Kitchen

10' x 9'10 (3.05m x 3.00m)

UPVC double glazed window, range of white gloss wall and base units, granite effect surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, integrated electric double oven with five ring gas hob and extractor hood, space for fridge freezer, plumbed for washing machine, PVC to ceiling, spotlights, tiled effect lino flooring, hard wood single glazed frosted door to dining room/reception room two and UPVC double glazed frosted door to rear.

Reception Room Two/Dining Room

20'8 x 9'6 (6.30m x 2.90m)

UPVC double glazed window, two central heating radiators, coving and UPVC double glazed sliding door to conservatory.

Conservatory

10'4 x 9'9 (3.15m x 2.97m)

UPVC double glazed window, polycarbonate roof, tiled floor, door to shower room and UPVC double glazed French doors to rear.

Shower Room

7'3 x 5' (2.21m x 1.52m)

Central heating radiator, three piece suite, pedestal wash basin with mixer tap, dual flush WC, corner direct feed shower enclosure, tiled elevation, extractor fan, Glow-Worm boiler, spotlights, PVC to ceiling and tiled floor.

First Floor

Landing

8'9 x 8'5 (2.67m x 2.57m)

UPVC double glazed window, coving, smoke alarm, loft access, storage cupboard, doors to three bedrooms, bathroom and WC.

Bedroom One

13'2 x 10'10 (4.01m x 3.30m)

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

Bedroom Two

11'1 x 10'10 (3.38m x 3.30m)

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

Bedroom Three

8'8 x 7'11 (2.64m x 2.41m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bathroom

5'7 x 5'6 (1.70m x 1.68m)

UPVC double glazed frosted window, central heating radiator, two piece suite, pedestal wash basin, panel bath with direct feed shower, tiled elevation, coving and tiled effect vinyl flooring.

WC

5'6 x 2'8 (1.68m x 0.81m)

UPVC double glazed frosted window, dual flush WC, tiled elevation, coving and tiled effect vinyl flooring.

External

Rear

Laid to lawn garden with paving, bedding areas, storage shed and garage.

Garage

22'7 x 12'3 (6.88m x 3.73m)

Two hard wood single glazed windows, power and lighting, hard wood door and Aluminium double garage doors.

Front

Garden with off road parking.



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