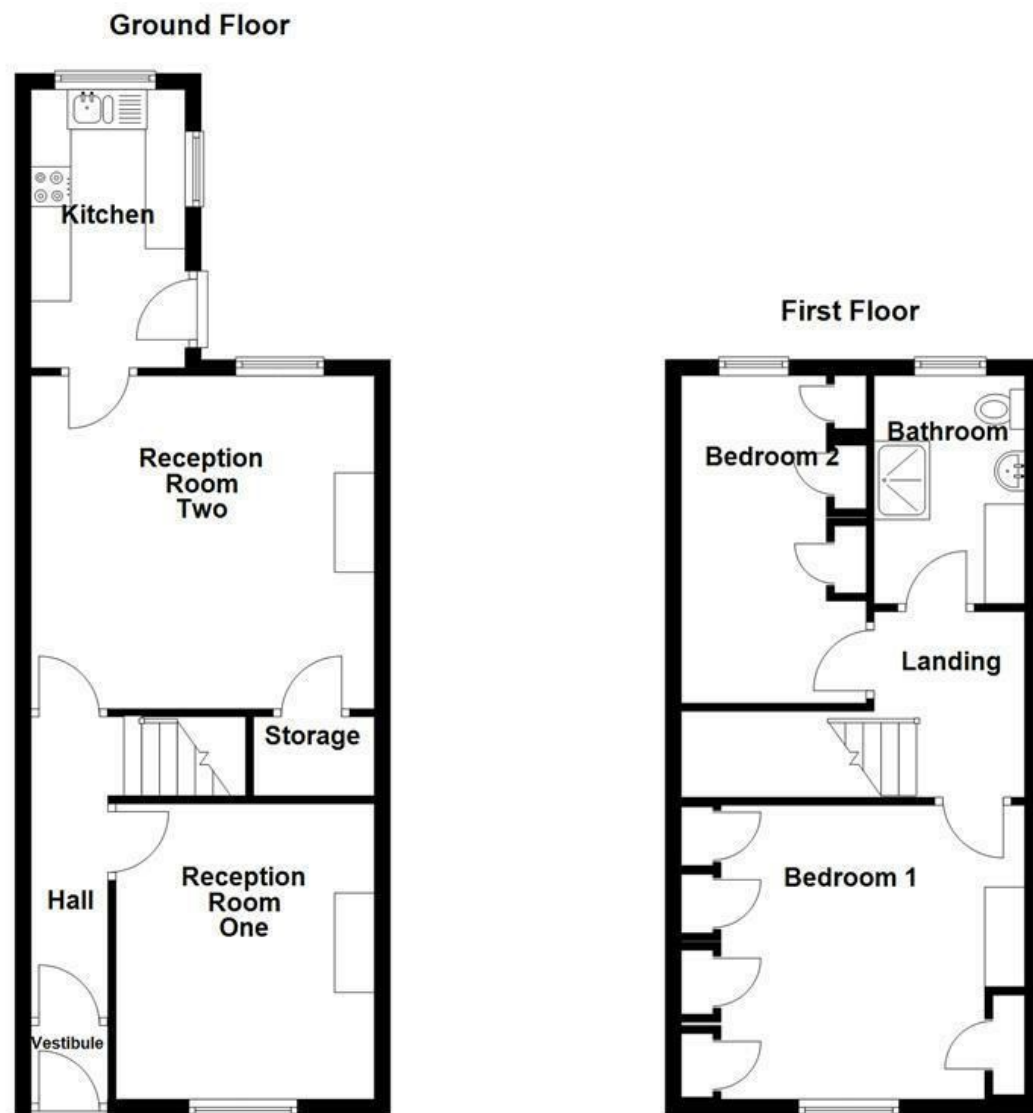




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

Hayward Street, Bury, BL8 1LX

Offers Over £170,000

AN ENVIABLE MID TERRACED PROPERTY

Having been presented and maintained to the highest standard throughout with immaculate presentation, spacious rooms and neutral decoration, this enviable two bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Bury. With fitted wardrobes to both bedrooms, two living areas and beautiful decoration, this property is the perfect home for any small family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Rochdale and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and houses a staircase to the first floor. The second reception room guides you through to a fitted kitchen. The first floor comprises of doors on to two generously sized bedrooms and a modern shower room. Externally there is an enclosed paved yard to the rear and stone chip garden to the front.

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

Hayward Street, Bury, BL8 1LX

Offers Over £170,000

 2  1  2  D

- Tenure Leasehold
- On Street Parking
- Fitted Kitchen And Three Piece Shower Room
- Close Proximity To Local Amenities
- Council Tax Band A
- Viewing Essential
- Ample Rear Yard Space
- EPC Rating D
- Two Spacious Reception Rooms
- Easy Access To Local Amenities

Ground Floor

Entrance

Composite double glazed frosted door to vestibule.

Vestibule

3'2 x 3'1 (0.97m x 0.94m)
Hard wood single glazed door to hall.

Hall

12'5 x 3'2 (3.78m x 0.97m)
Central heating radiator, coving, picture rail, hard wood single glazed doors to two reception rooms and stairs to first floor.

Reception Room One

12'3 x 10'8 (3.73m x 3.25m)
UPVC double glazed window, central heating radiator, coving, picture rail, meter cupboard, electric fire and television point.

Reception Room Two

14' x 13'9 (4.27m x 4.19m)
UPVC double glazed window, central heating radiator, coving, gas fire, television point, under stairs storage and hard wood single glazed door to kitchen.

Kitchen

11'6 x 6'4 (3.51m x 1.93m)
Two UPVC double glazed windows, central heating radiator, spotlights, store hatch, range of wood effect wall and base units, granite effect surface, stainless steel one and a half sink and drainer with mixer tap, integrated electric Bosch oven with four ring gas hob and extractor hood, space for fridge freezer, plumbed for washing machine, Worcester boiler, tiled effect vinyl flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

8'8 x 6'1 (2.64m x 1.85m)
Loft hatch, doors to two bedrooms and shower room.

Bedroom One

14' x 11'2 (4.27m x 3.40m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

13'6 x 7'7 (4.11m x 2.31m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Shower Room

9'6 x 6'3 (2.90m x 1.91m)
UPVC double glazed frosted window, central heating towel rail, three piece suite, low bowl WC, direct feed rainfall shower enclosure with rinse head, pedestal wash basin, tiled elevation and tiled effect lino flooring.

External

Rear

Enclosed rear yard with gate to shared access road.

Front

Enclosed stone chip garden.



Tel: 01617510340

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