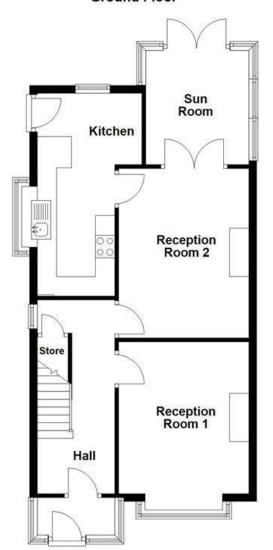
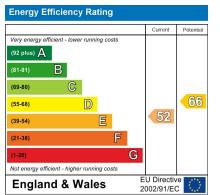
KEENANS Sales & Lettings

Ground Floor







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.









Britain Street, Bury, BL9 9PD Offers Over £200,000

SEMI DETACHED HOME WITH AMPLE LIVING SPACE

Situated on the charming Britain Street in Bury, this semi-detached home presents a wonderful opportunity for those seeking a family home with ample potential. The property boasts three generously sized bedrooms, making it an ideal choice for families or those looking to create a comfortable living space.

While the house requires some updating, it is bursting with possibilities, allowing you to put your personal touch on it and transform it into a fantastic residence. The three-piece bathroom adds convenience for family living, ensuring that daily routines can be managed with ease.

One of the standout features of this property is the spacious rear garden, which offers a perfect setting for outdoor activities, gardening, or simply enjoying the fresh air. This outdoor space is a rare find and adds significant value to the home, providing a private retreat for relaxation and entertainment.

With its prime location and the potential to create a dream home, this semi-detached property on Britain Street is not to be missed. Whether you are a first-time buyer or looking to invest in a family-friendly area, this house offers a unique opportunity to craft a living space that truly reflects your style and needs.

Britain Street, Bury, BL9 9PD Offers Over £200,000













- Semi Detached Property
- Fitted Kitchen
- Spacious Rear Garden
- EPC Rating E
- **Ground Floor**

Entrance Porch

6'11 x 3'1 (2.11m x 0.94m)

UPVC double glazed frosted front door, UPVC double glazed windows, tiled flooring and hardwood door to hall.

16'5 x 5'2 (5.00m x 1.57m)

UPVC double glazed window, central heating radiator, doors leading to two reception rooms, understairs storage with boiler and stairs to

Reception Room One

12'11 x 11'1 (3.94m x 3.38m)

UPVC double glazed box window, central heating radiator, cornice coving, picture rail and television point.

Reception Room Two

14'5 x 11'1 (4.39m x 3.38m)

Central heating radiator, coving, gas fire with decorative surround and wooden mantel, wood effect flooring, door to kitchen and UPVC

Sun Room

9'8 x 7'8 (2.95m x 2.34m)

UPVC double glazed windows and roof with integrated blinds, wood effect flooring and UPVC double glazed French doors to rear.

Kitchen

 $17'3\ x\ 7'7\ \left(5.26m\ x\ 2.31m\ \right)$ UPVC double glazed box window, UPVC double glazed window, central heating radiator, range of panelled wall and base units with laminate worktops, integrated oven with four ring induction hob, stainless steel sink and drainer with mixer tap, space for fridge freezer, plumbing for washing machine, tiled flooring and UPVC double glazed door to side elevation.

First Floor

Landing

8'4 x 7'6 (2.54m x 2.29m)

UPVC double glazed window, doors leading to three bedrooms and

Bedroom One

12'11 x 11'1 (3.94m x 3.38m)

UPVC double glazed window and central heating radiator.

Bedroom Two

14'4 x 7'7 (4.37m x 2.31m)

UPVC double glazed window, central heating radiator and loft

Bedroom Three

10'10 x 7'6 (3.30m x 2.29m)

- Three Bedrooms
- Ample Living Space
- Tenure Leasehold

- Three Piece Bathroom Suite
- Bursting with Potential
- Council Tax Band B

Bathroom

7'7 x 5'0 (2.31m x 1.52m)

UPVC double glazed frosted window, heated towel rail, vanity top wash basin with mixer tap, dual flush WC, panel bath with mixer tap and overhead direct feed shower, PVC cladding to ceiling, spotlights and wood effect flooring.

External

Rear

Enclosed garden with laid to lawn, paving and bedding areas.

Front

Gated forecourt with paving.















