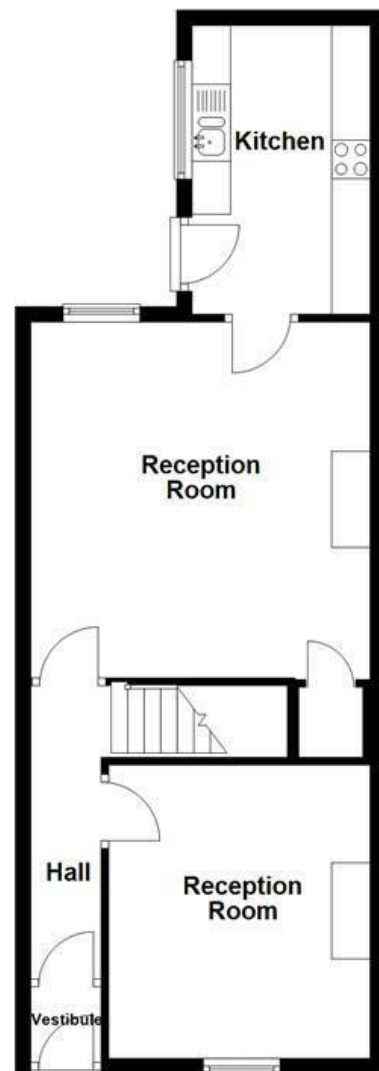
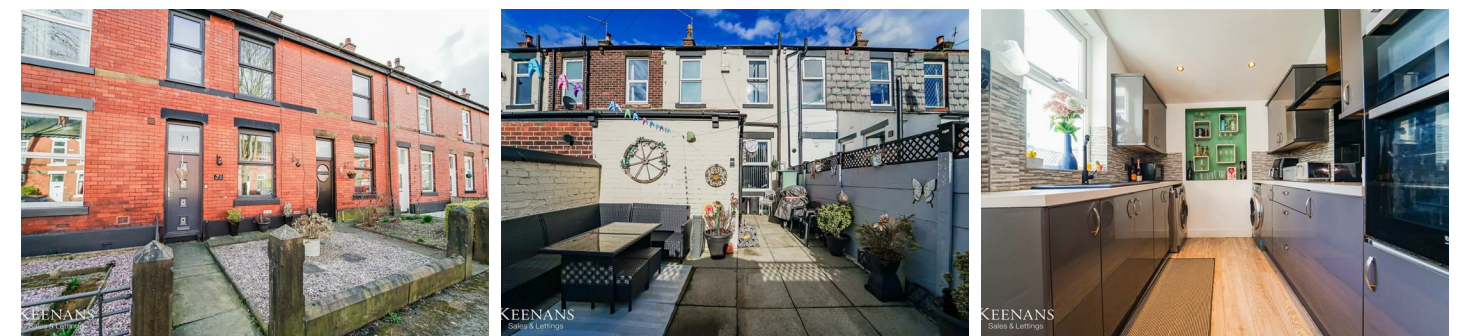
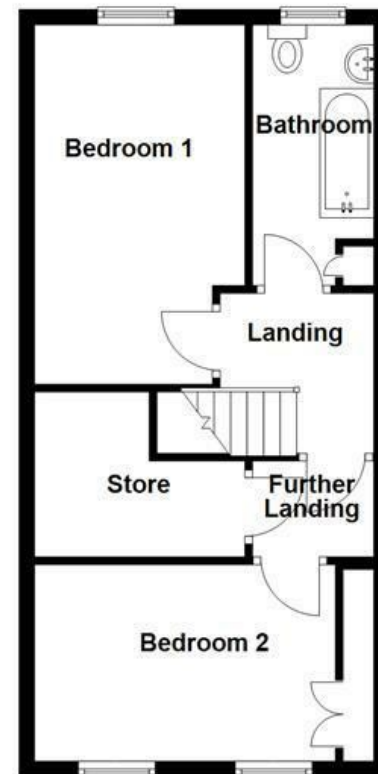



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(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.

Horbury Drive, Bury, BL8 2PS

Offers Over £170,000

THE PERFECT FIRST TIME HOME

Nestled on Horbury Drive in Bury, this charming terraced house presents an excellent opportunity for first-time buyers or small families seeking a comfortable and convenient home. The property boasts two well-proportioned reception rooms, providing ample space for relaxation and entertaining. The modern fitted kitchen is both stylish and functional, making meal preparation a delight.

The house features two good-sized bedrooms, perfect for restful nights and personal space. The low maintenance exteriors ensure that you can spend more time enjoying your home rather than worrying about upkeep. There is scope to convert to a 3 bedrooms property with some minor reconfiguration.

Situated in a convenient location, this property offers easy access to essential commuter routes and local amenities, making daily life a breeze. Whether you are commuting to work or enjoying the local shops and parks, everything you need is within reach.

This delightful home is ready to welcome its new owners, offering a blend of comfort, style, and practicality in a sought-after area. Don't miss the chance to make this lovely house your new home.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Horbury Drive, Bury, BL8 2PS

Offers Over £170,000

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

- Terraced Property
 - Fitted Modern Kitchen
 - On Street Parking
 - EPC Rating: D
- Two Bedrooms
 - Three Piece Bathroom
 - Tenure: Freehold
- Two Reception Rooms
 - Enclosed Rear Yard
 - Council Tax Band: B

Ground Floor

Vestibule

3'1 x 3' (0.94m x 0.91m)
Composite double glazed frosted entrance door, tile effect flooring and door to hall.

Hall

12'6 x 3' (3.81m x 0.91m)
Central heating radiator, cornice coving, corbels, wood effect flooring, stairs to first floor and doors to two reception rooms.

Reception Room One

12'6 x 11'2 (3.81m x 3.40m)
UPVC double glazed window, central heating radiator and cornice coving.

Reception Room Two

15'2 x 14'8 (4.62m x 4.47m)
UPVC double glazed window, central heating radiator, coving, TV point, under stairs storage, wood effect flooring and door to kitchen.

Kitchen

12'4 x 7'7 (3.76m x 2.31m)
UPVC double glazed window, spotlights, gloss wall and base units, laminate worktops, integrated oven and grill in high rise unit, four ring electric hob, extractor fan, glass splash back, one and half bowl composite sink with draining board and mixer tap, space for fridge freezer, plumbing for washing machine, wood effect flooring and composite double glazed frosted door to rear.

First Floor

Landing

Loft access and doors to bedroom, bathroom and further landing.

Further Landing

Door to bedroom and storage.

Bedroom One

15'3 x 9'1 (4.65m x 2.77m)
UPVC double glazed window, central heating radiator, TV point and fitted storage.

Bedroom Two

13'5 x 8'5 (4.09m x 2.57m)
Two UPVC double glazed windows, two central heating radiators and fitted wardrobes.

Bathroom

12'7 x 5'2 (3.84m x 1.57m)
UPVC double glazed frosted window, central heating radiator, dual flush WC pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, storage, part tiled elevation and tile effect flooring.

External

Front

Gravel chips.

Rear

Paved yard and gated access to rear.



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