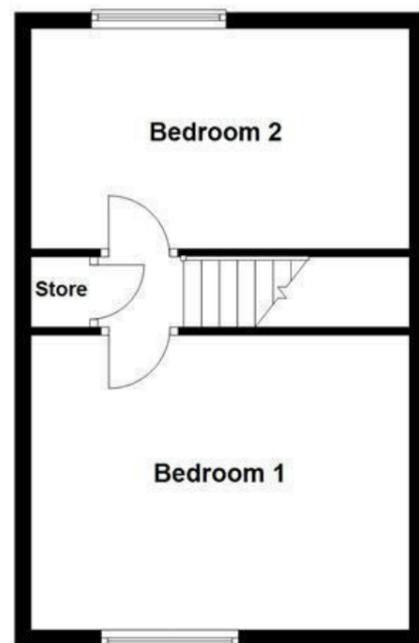


Ground Floor



First Floor



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

## Openshaw Fold Road, Bury, BL9 9ND

### £260,000

TRULY UNIQUE PROPERTY BURSTING WITH CHARACTER

Situated on Openshaw Fold Road in Bury, this mid terraced home offers a delightful blend of character and modern living. With two well-proportioned bedrooms and a comfortable reception room, this property is perfect for families or those seeking a peaceful retreat.

The house is situated off the beaten path on a private road, ensuring a tranquil environment away from the hustle and bustle of everyday life. This unique location provides a sense of privacy while still being conveniently close to local amenities and transport links.

One of the standout features of this property is the impressive rear garden. It offers a perfect setting for outdoor gatherings with the external bar and an abundance of space. The garden is a rare find in urban settings, providing a lush escape right at your doorstep.

This character property is steeped in history, adding a unique charm that is hard to find in modern homes. The blend of traditional features with the potential for personal touches makes it an ideal canvas for those looking to create their dream home.

In summary, this terraced house on Openshaw Fold Road is a wonderful opportunity for anyone seeking a spacious, character-filled home with a beautiful garden in a peaceful setting. Don't miss the chance to make this charming property your own.

# Openshaw Fold Road, Bury, BL9 9ND

£260,000



- Mid Terrace Property
- Original Features
- Allocated Parking
- EPC Rating C
- Two Bedrooms
- Spacious Interiors
- Tenure Leasehold
- Fitted Kitchen
- Extensive Rear Garden with External Bar
- Council Tax Band A

## Ground Floor

### Reception Room

15'6 x 12'0 (4.72m x 3.66m)

UPVC double glazed front door, UPVC double glazed window, central heating radiator, electric fire with stone mantel and surround, television point, exposed beams and open to kitchen.

### Kitchen

15'5 x 11'9 (4.70m x 3.58m)

UPVC double glazed window, range of wood panel wall and base units with laminate worktops, composite one and a half bowl sink and drainer with mixer tap, tiled splashback, integrated oven with four ring gas hob and extractor hood, integrated dishwasher, space for fridge freezer, exposed beams, wood effect laminate flooring, door to utility and door to stairs to first floor.

### Utility

6'3 x 2'10 (1.91m x 0.86m)

Plumbing for washing machine, wood effect laminate flooring and door to bathroom.

### Bathroom

7'1 x 6'2 (2.16m x 1.88m)

UPVC double glazed frosted window, central heating radiator, vanity top wash basin with mixer tap, dual flush WC, panel bath with mixer tap, overhead direct feed shower and rinse head, tiled elevations and wood effect laminate flooring.

## First Floor

### Landing

Loft access, doors to two bedrooms and storage.

### Bedroom One

15'6 x 11'9 (4.72m x 3.58m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

15'6 x 9'1 (4.72m x 2.77m)

UPVC double glazed window, central heating radiator and boiler.

## External

### Rear

Laid to lawn garden, paving, mature shrubbery, trees and access to external bar.



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