

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>7</b>	
(1-20) <b>G</b>		
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.

## Lowercroft Road, Bury, BL8 2EX

### Offers Over £260,000

AN ENVIABLE TERRACED PROPERTY - TWO BEDROOMS WITH POTENTIAL TO BE A FOUR BEDROOM

Having been well maintained throughout and boasting spacious rooms, stunning views and neutral decorations, this enviable two bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Bury. With fantastic loft space which could easily be converted into two additional bedrooms, off road parking to the rear and beautiful garden space, this outstanding property is the perfect investment opportunity truly not to be missed! A complete blank canvas, this property, once updated, has the potential to be the perfect family home truly not to be missed!

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 leads openly on to a fitted kitchen and door on to a WC. The first floor comprises of doors on to two generously sized bedrooms, bathroom and houses a staircase to the second floor. The second floor leads through to two fantastic loft rooms. Externally there is a laid to lawn garden with paving, bedding areas and access on to a driveway with storage shed.

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



# Lowercroft Road, Bury, BL8 2EX

## Offers Over £260,000

 **2**  **1**  **2**  **G**

- Tenure Leasehold
  - Off Road Parking To Rear
  - Ideal Investment Opportunity
  - Easy Access To Major Network Links
- Council Tax Band C
  - Two Reception Rooms
  - Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating TBC
  - Viewing ssential
  - Ample Indoor And Outdoor Space

### Ground Floor

#### Entrance

Hard wood single glazed frosted door to vestibule.

#### Vestibule

3'8 x 2'8 (1.12m x 0.81m)

Meter cupboard and hard wood single glazed frosted double doors to hall.

#### Hall

15'1 x 3'9 (4.60m x 1.14m)

Doors to two reception rooms and stairs to first floor.

#### Reception Room One

15' x 10'4 (4.57m x 3.15m)

UPVC double glazed leaded window, picture rail, dado rail, two feature wall lights, granite effect fireplace and television point.

#### Reception Room Two

14'7 x 6'9 (4.45m x 2.06m)

Smoke alarm, under stairs storage, open to kitchen and door to inner hall.

#### Inner Hall

4'1 x 2'9 (1.24m x 0.84m)

Pedestal wash basin, tiled effect lino and hard wood single glazed frosted door to WC.

#### WC

4'10 x 2'10 (1.47m x 0.86m)

UPVC double glaze frosted window, electric heater, low flush WC and tiled effect lino flooring.

#### Kitchen

8'3 x 7'11 (2.51m x 2.41m)

UPVC double glazed leaded window, range of panel wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, space for electric oven and four ring electric hob, space for fridge freezer, plumbed for washing machine, extractor fan and tiled effect lino flooring.

### First Floor

#### Landing

8'8 x 6' (2.64m x 1.83m)

Feature wall light, hard wood doors to two bedrooms and bathroom, door to stairs to second floor.

#### Bedroom One

14'7 x 12'2 (4.45m x 3.71m)

UPVC double glazed leaded window, fitted wardrobe and under stairs storage.

#### Bedroom Two

9'8 x 8'4 (2.95m x 2.54m)

UPVC double glazed window and over stairs storage.

### Bathroom

6'8 x 6' (2.03m x 1.83m)

UPVC double glazed frosted window, low flush WC, pedestal wash basin, panel bath with electric feed shower, integrated linen cupboard, tiled elevation and wood effect lino.

### Second Floor

#### Loft Room One

14'7 x 9'11 (4.45m x 3.02m)

Eave storage and open to loft room two.

#### Loft Room Two

16'7 x 9'2 (5.05m x 2.79m)

Velux window and Eave storage.

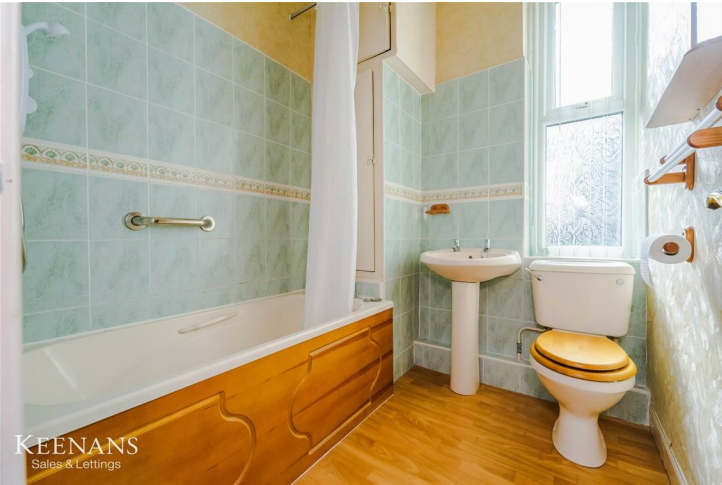
### External

#### Front

Laid to lawn garden with paving and bedding areas.

#### Rear

Laid to lawn garden with paving, bedding areas and access to off road parking and storage shed.



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