



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Price Street, Bury, BL9 9EB

£175,000

AN ENVIABLE END TERRACED PROPERTY WITH POTENTIAL TO BE A THREE BEDROOM PROPERTY

Having been presented and maintained to the highest standard throughout with neutral decorations, wrap around gardens and offering an abundance of indoor space, with also potential to extend. This exceptional two bedroom end terraced property is being proudly welcomed to the market in the desirable location of Bury. With no chain delay, two living areas and added office, this property is the perfect home for any small family or couple to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Rochdale, Rossendale 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 provides access through to a fitted kitchen. The first floor comprises of doors on to two double bedrooms, office and shower room. Externally there is an enclosed garden paving, bedding, mature shrubs, vegetable patch and green house. To the front there is a paved garden with bedding areas.

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

Price Street, Bury, BL9 9EB
£175,000

 2  1  2  D

- Tenure Leasehold
 - On Street Parking
 - Abundance Of Indoor And Outdoor Space
 - Easy Access To major Network Links
- Council Tax Band A
 - No Chain Delay
 - Fitted Kitchen And Shower Room
- EPC Rating D
 - Ideal Family Home
 - Close Proximity To Local Amenities

Ground Floor

Entrance

Hardwood single glazed frosted door to the entrance vestibule.

Entrance Vestibule

3'7 x 3'6 (1.09m x 1.07m)

Dado rail, tiled flooring, oak door to the hallway.

Hallway

11' x 3'6 (3.35m x 1.07m)

Central heating radiator, wood effect laminate flooring, oak doors to two reception rooms and staircase to the first floor.

Reception Room One

15'1 x 11'10 (4.60m x 3.61m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, fireplace with tiled hearth and surround and oak mantle, integrated alcove shelving, meter cupboard, hardwood flooring.

Reception Room Two

14'9 x 14'1 (4.50m x 4.29m)

Two UPVC double glazed windows, central heating radiator, oak fireplace with tiled hearth, ceiling rose, television point, under stairs storage cupboard, wood effect laminate flooring, oak single glazed frosted door to the kitchen.

Kitchen

8'5 x 5'10 (2.57m x 1.78m)

UPVC double glazed window, central heating radiator, a range of panelled wall and base units, wood effect surface, tiled splash backs, stainless steel sink and drainer with mixer tap, integrated electric oven with a four ring gas hob and extractor hood, space for fridge and washing machine, integrated Main Eco boiler, spotlights, wood effect laminate flooring, hardwood single glazed frosted door to the rear.

First Floor

Landing

Landing

12'8 x 8'2 (3.86m x 2.49m)

Two UPVC double glazed windows, oak doors to two bedrooms, office and Shower room.

Bedroom One

11'11 x 8'9 (3.63m x 2.67m)

UPVC double glazed window, central heating radiator, fitted wardrobe, hardwood flooring.

Bedroom Two

13'9 x 7'11 (4.19m x 2.41m)

UPVC double glazed window, central heating radiator, fitted wardrobe, television point hardwood flooring.

Office

10'6 x 5'11 (3.20m x 1.80m)

Hardwood single glazed window, central heating radiator, fitted wardrobe, wood effect laminate flooring.

Shower Room

9'9 x 8'6 (2.97m x 2.59m)

UPVC double glazed frosted window, chrome heated towel rail, a three-piece suite comprising of a dual flush WC, direct feed rainfall corner shower enclosure with rinse head, pedestal wash basin with mixer tap, PVC panelled elevations, granite effect vinyl flooring.

External

Rear

Enclosed wrap around garden with paving, bedding, mature shrubs, vegetable patch, greenhouse and shed.

Front

Enclosed garden with bedding and paving.



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