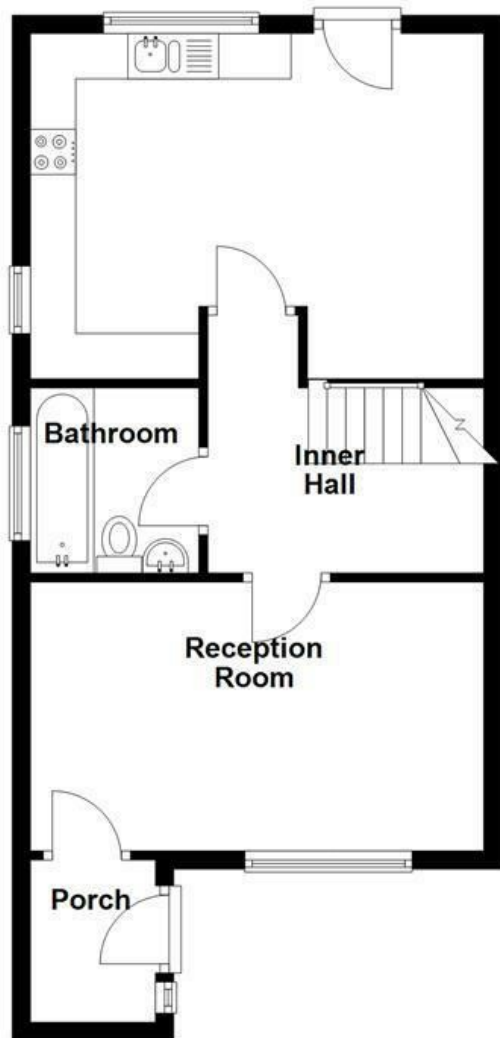
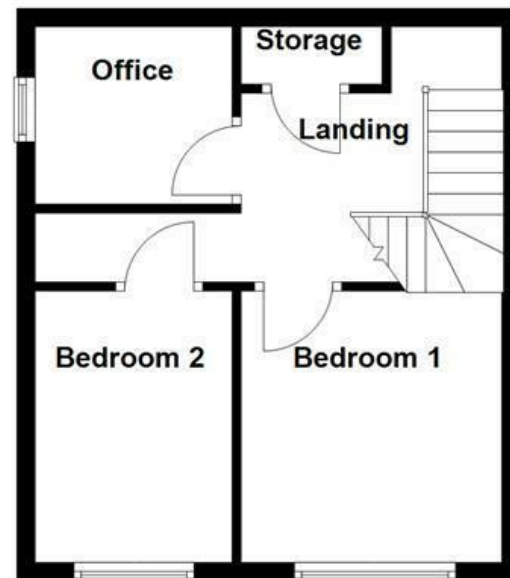


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		64	86
(92 plus) A			
(81-91) B			
(69-80) C			
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Rectory Lane, Bury, BL9 7TA

£190,000

CHARMING TWO BEDROOM SEMI DETACHED PROPERTY IN THE HEART OF BURY

Situated on Rectory Lane in Bury, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and convenient home. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals looking for extra space.

The heart of the home is undoubtedly the spacious lounge, which offers a warm and inviting atmosphere, ideal for relaxation or entertaining guests. Adjacent to the lounge is a large country-style kitchen, where you can enjoy cooking and dining in a delightful setting. Additionally, the property features a dedicated office room, providing a quiet space for work or study, which is increasingly valuable in today's world.

The low-maintenance garden at the rear of the property is a wonderful feature, allowing you to enjoy outdoor space without the burden of extensive upkeep. For those with vehicles, the property boasts a garage to the rear and off-street parking with a driveway, ensuring convenience and security for your cars.

Situated in a great location, this home is close to a variety of amenities, making daily life easy and enjoyable. Whether you are looking for shops, schools, or recreational facilities, everything you need is within easy reach.

In summary, this semi-detached house on Rectory Lane is a fantastic choice for anyone seeking a blend of comfort, practicality, and a prime location. Don't miss the chance to make this lovely property your new home.

Rectory Lane, Bury, BL9 7TA
£190,000

 2  1  1  D

- Tenure Leasehold
 - Off Road Parking
 - Enclosed Rear garden Space
 - Easy Access To Major Commuter Routes
- Council Tax Band C
 - Viewing Essential
 - Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating D
 - Ideal Home For A Couple Or Small Family
 - Close Proximity To Local Amenities

Ground Floor

Entrance

UPVC double glazed frosted door to porch.

Porch

5'10 x 4'5 (1.78m x 1.35m)

UPVC double glazed window, central heating radiator, meter cupboard, coving, door to reception room and tiled floor.

Reception Room

16'5 x 9'9 (5.00m x 2.97m)

UPVC double glazed window, central heating radiator, gas fire, coving, wood effect laminate flooring and door to inner hall.

Inner Hall

9'3 x 9'1 (2.82m x 2.77m)

Central heating radiator, coving, smoke alarm, wood effect laminate flooring, stairs to first floor, doors to bathroom and kitchen

Bathroom

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

UPVC double glazed frosted window, central heating towel rail, low flush WC, pedestal wash basin, panel bath with direct feed shower, part tiled elevation, wood effect lino flooring, extractor fan and LED mirror.

Kitchen

16'5 x 12'6 (5.00m x 3.81m)

UPVC double glazed window, UPVC double glazed frosted window, central heating radiator, range of wall and base units, under unit spotlights, granite effect surface, stainless steel one and a half sink and drainer with mixer tap, integrated oven, four ring gas hob, tiled splash back, extractor hood and UPVC double glazed frosted door to rear.

First Floor

Landing

9' x 6'8 (2.74m x 2.03m)

Coving, smoke alarm, storage, doors to two bedrooms and office.

Bedroom One

9'7 x 8'10 (2.92m x 2.69m)

UPVC double glazed window, central heating radiator, coving and loft access.

Office

7'1 x 5'11 (2.16m x 1.80m)

Hard wood frosted window, central heating radiator, coving, door to bedroom two.

Bedroom Two

9'8 x 7'2 (2.95m x 2.18m)

UPVC double glazed window, central heating radiator and coving.

External

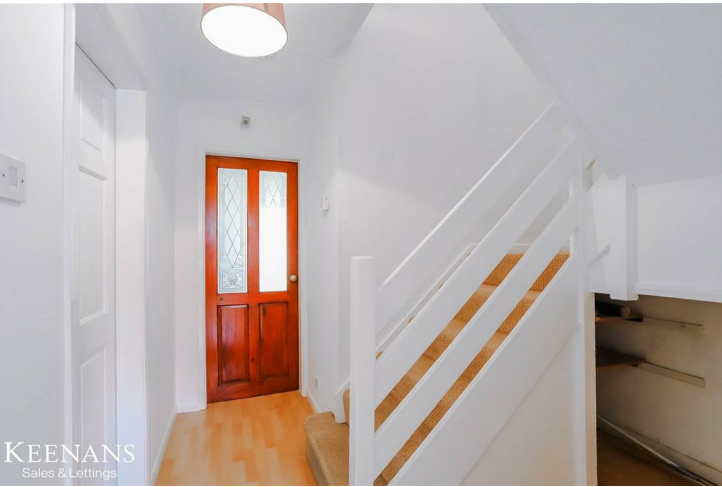
Front

Laid to lawn garden, stone chipping and paved driveway.

Rear

Enclosed paved tiered garden, decking and bedding areas.

Garage



Tel: 01617510340

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