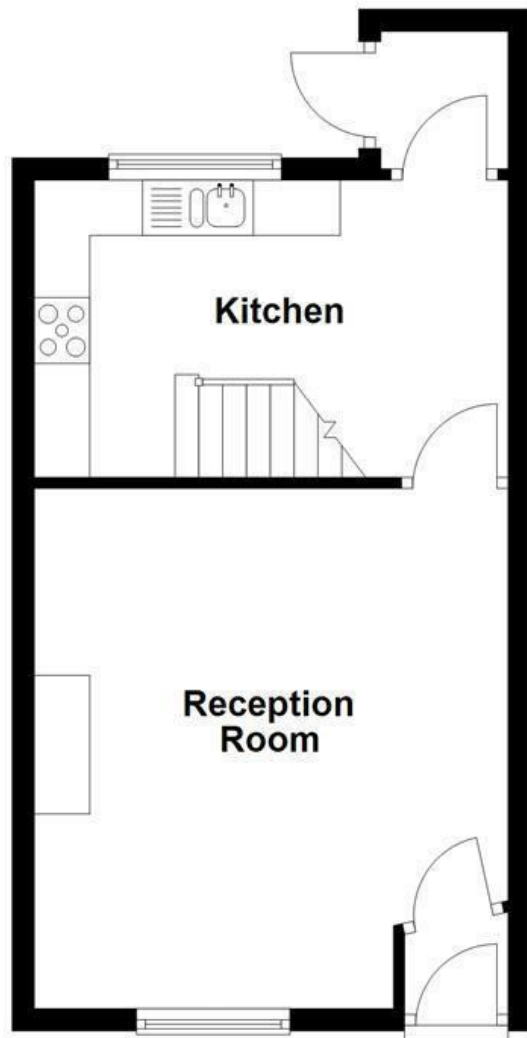
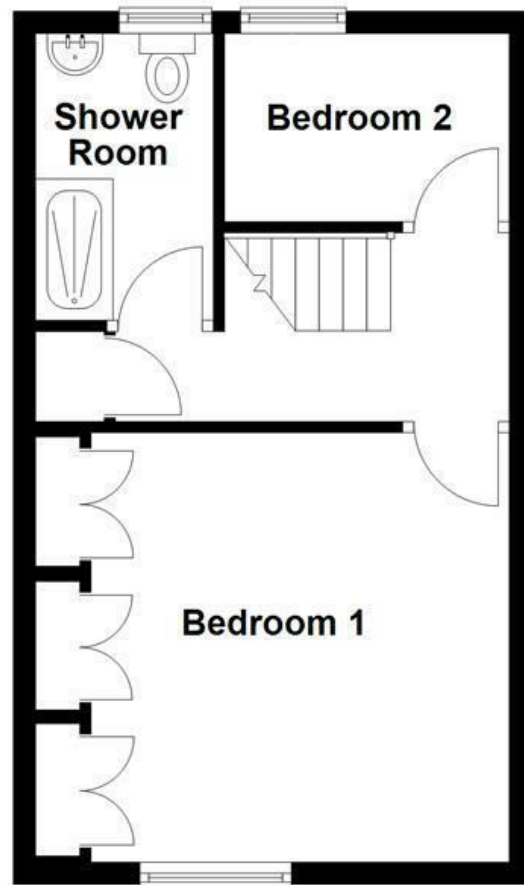


Ground Floor

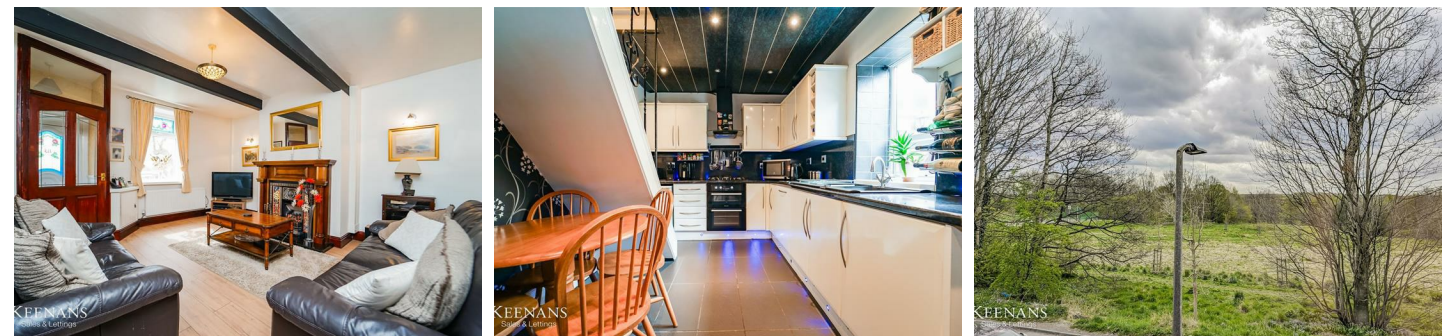


First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	62	81
(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.



Broad Oak Lane, Bury, BL9 7SE

Offers Over £155,000

A SPACIOUS AND ATTRACTIVE TWO BEDROOM COTTAGE

Welcome to this charming two-bedroom terraced cottage located on Broad Oak Lane in the desirable area of Bury. This delightful property retains its appealing cottage facade while offering surprisingly spacious interiors that are sure to impress.

Upon entering, you will find a well-proportioned reception room that exudes warmth and character, making it the perfect space for relaxation or entertaining guests. The generous main bedroom provides ample space for furnishings, while the second bedroom features a unique mezzanine level that cleverly utilises the attic space, adding an element of charm and versatility.

The cottage boasts a low-maintenance rear yard, ideal for those who prefer to spend their time enjoying the surroundings rather than tending to extensive gardens. Additionally, there is a garage for convenient storage or parking. The front garden, styled in a traditional cottage manner, offers leafy views that enhance the overall appeal of the property.

Situated in a popular area, this cottage benefits from easy access to nearby amenities, including shops, cafes, and parks, as well as major commuter routes, making it an excellent choice for professionals or first-time buyers.

Broad Oak Lane, Bury, BL9 7SE

Offers Over £155,000

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

- Spacious Mid Terrace Cottage
- Modern Fitted Kitchen
- On Street Parking
- EPC Rating D
- Two Bedrooms
- Bursting with Character
- Tenure Leasehold
- Three Piece Bathroom Suite
- Garage to Rear
- Council Tax Band A

Ground Floor

Entrance Vestibule

3'7 x 2'10 (1.09m x 0.86m)

UPVC double glazed frosted front door, tiled flooring and door to reception room.

Reception Room

15'5 x 14'0 (4.70m x 4.27m)

UPVC double glazed window, central heating radiator, exposed beams, television point, living flame gas fire with tiled surround, granite hearth and wooden mantel, wood effect flooring and door to kitchen.

Kitchen

14'0 x 8'9 (4.27m x 2.67m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate work surfaces, integrated oven with five ring gas hob and extractor hood, composite one and a half bowl sink and drainer with mixer tap, integrated dishwasher, space for under counter fridge, PVC panelled ceiling, spotlights, tiled flooring, doors to utility/rear porch and stairs to first floor.

Utility/Rear Porch

4'1 x 3'9 (1.24m x 1.14m)

Plumbing for washing machine, tiled flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

Wood effect flooring, doors leading to two bedrooms, shower room, boiler and linen closet.

Bedroom One

14'0 x 12'9 (4.27m x 3.89m)

UPVC double glazed window, coving and fitted wardrobes.

Bedroom Two

8'5 x 6'2 (2.57m x 1.88m)

UPVC double glazed window, central heating radiator and steps to mezzanine attic.

Shower Room

8'8 x 5'1 (2.64m x 1.55m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower, tiled elevations, PVC panelled ceiling, spotlights and tiled flooring.

Mezzanine Attic

9'9 x 8'0 (2.97m x 2.44m)

Skylight, central heating radiator, wood cladding to ceiling, store and under eaves storage.

External

Rear

Enclosed yard with access to garage.

Garage

16'3 x 8'3 (4.95m x 2.51m)

Two UPVC double glazed windows.

Front

Laid to lawn garden and bedding areas.



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