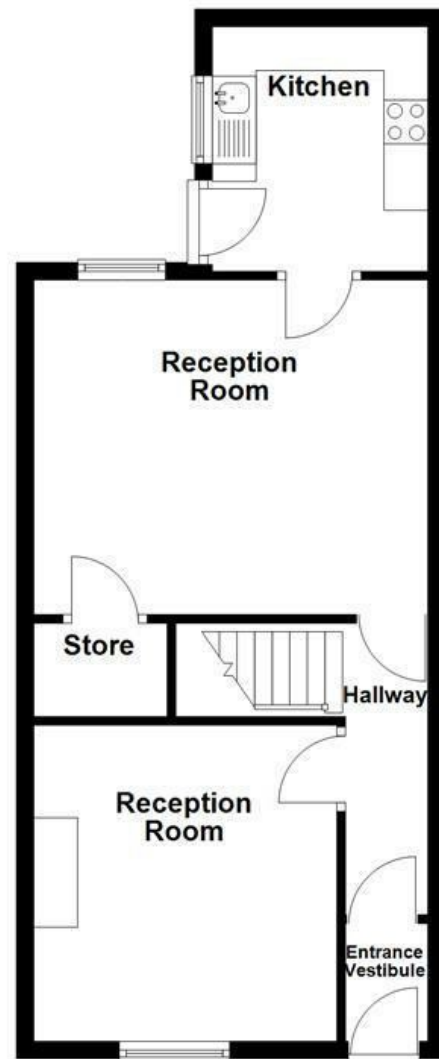
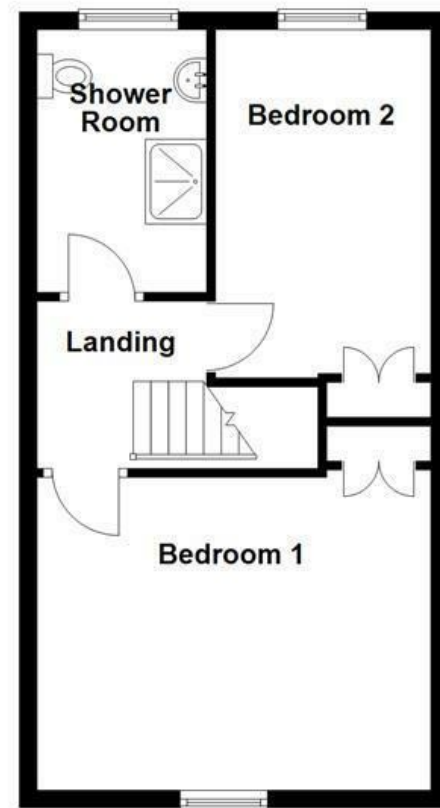


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

## South Royd Street, Bury, BL8 3LZ

### £190,000

THE PERFECT HOME WITHIN THE HEARTH OF TOTTINGTON

Offering spacious rooms, neutral decorations and no chain delay, this enviable two bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Tottington. A stones throw away from the ever popular village centre, this property is bursting with character and is a complete blank canvas for any potential buyer to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Bury, Rossendale and major motorway links. Not being overlooked at the front, this property boasts two double bedrooms, contemporary fitted kitchen and garden space to both the front and the rear and is the perfect home for any small family or couple 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 guides you through to a fitted kitchen. The first floor comprises of doors on to two double bedrooms and a shower room. Externally there is an enclosed yard to the rear with decking and paved areas. To the front there is a paved garden with stone chip areas.

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



South Royd Street, Bury, BL8 3LZ  
£190,000

 2  1  2  C

- Mid Terraced Property
  - Fitted Kitchen
  - On Street Parking
  - EPC Rating: C
- Two Bedrooms
  - Sought After Location
  - Tenure: Leasehold
- Two Spacious Reception Rooms
  - Not Overlooked
  - Council Tax Band: B

Ground Floor

**Vestibule**  
4'5 x 3'1 (1.35m x 0.94m)  
Composite double glazed frosted entrance door, coving, wood panelled elevations, meter cupboard, tiled flooring, hardwood single glazed frosted door to the hallway.

**Hallway**  
10'11 x 3'1 (3.33m x 0.94m)  
Central heating radiator, coving, corbel, wood effect laminate flooring, hardwood doors to two reception rooms and a staircase to the first floor.

**Reception Room One**  
11'10 x 11'4 (3.61m x 3.45m)  
UPVC double glazed window, central heating radiator, coving, dado rail, two feature wall lights, granite effect fireplace with wood effect mantle, television point, wood effect laminate flooring.

**Reception Room Two**  
14'10 x 12'6 (4.52m x 3.81m)  
UPVC double glazed window, central heating radiator, coving, ceiling rose, picture rail, granite effect fireplace with wood effect mantle, television point, under stairs storage cupboard, wood effect laminate flooring, hardwood door to the kitchen.

**Kitchen**  
9'2 x 8'1 (2.79m x 2.46m)  
UPVC double glazed window, central heating radiator, a range of white high gloss wall and base units, granite effect worktops, 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 freezer, plumbing for washing machine, Ideal boiler, Lino flooring, UPVC double glazed frosted door to the rear.

First Floor

**Landing**  
6'4 x 5'8 (1.93m x 1.73m)  
Loft access, hardwood doors to two bedrooms and shower room.

**Bedroom One**  
15'3 x 11'10 (4.65m x 3.61m)  
UPVC double glazed leaded window, central heating radiator, picture rail, fitted wardrobe, wood effect laminate flooring.

**Bedroom Two**  
12'7 x 8'7 (3.84m x 2.62m)  
UPVC double glazed window, central heating radiator, picture rail, fitted wardrobe.

**Shower Room**  
9'10 x 6'4 (3.00m x 1.93m)  
UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a double electric feed shower enclosure, pedestal wash basin with traditional taps, low basin WC, tiled elevations, coving, tiled effect Lino flooring.

External

**Front**  
Paved garden with stone chip areas.

**Rear**  
Enclosed yard with paving, decking and outbuilding.



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