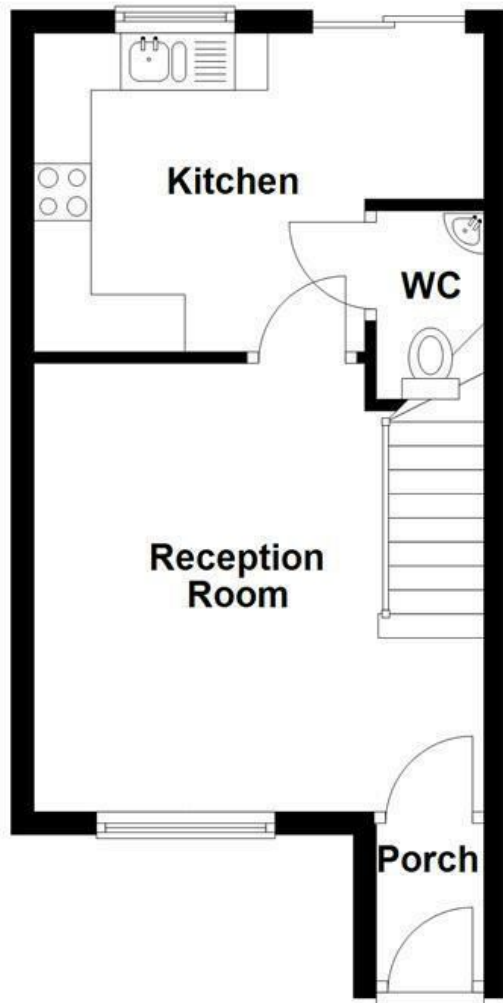
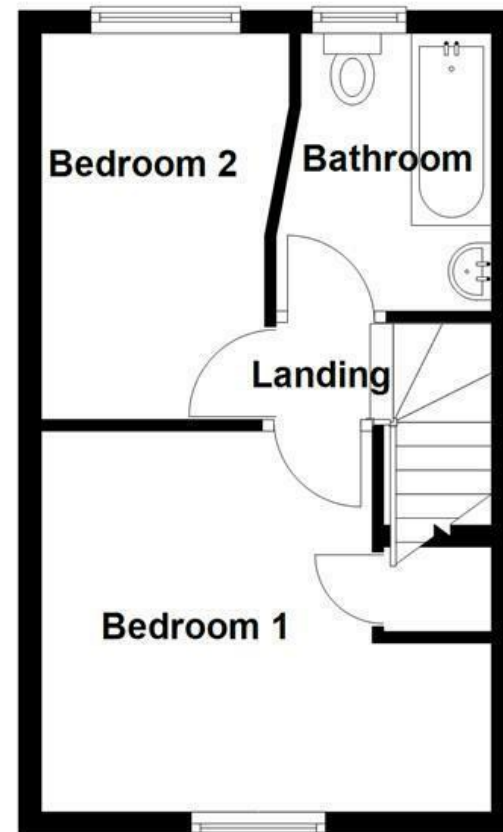


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	66	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Rowan Drive, Bury, BL9 7QP

£165,000

THE PERFECT FIRST TIME HOME OR RENTAL INVESTMENT

Nestled in the desirable area of Rowan Drive, Bury, this semi-detached house presents an excellent opportunity for first-time buyers or those seeking a rental investment. The property boasts two well-proportioned bedrooms, making it ideal for small families or professionals. The generous living room offers a welcoming space for relaxation and entertaining, while the convenient downstairs WC adds to the practicality of the home.

One of the standout features of this property is the charming rear garden, perfect for enjoying the outdoors or hosting gatherings. Additionally, off-road parking ensures that you will never have to worry about finding a space for your vehicle.

Location is key, and this home is conveniently situated close to local amenities, schools, and major commuter routes, making it an ideal choice for those who value accessibility and convenience. With its appealing features and prime location, this property is not to be missed. Whether you are looking to settle down or invest, this house on Rowan Drive is a wonderful opportunity to create a comfortable and inviting home.

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Rowan Drive, Bury, BL9 7QP

£165,000

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

- Semi Detached Property
 - Fitted Kitchen
 - Off Road Parking
 - EPC Rating: D
- Two Bedrooms
 - Three Piece Bathroom
 - Tenure: Leasehold
- One Reception Room
 - Enclosed Rear Garden
 - Council Tax Band; B

Ground Floor

Porch

4'3 x 2'11 (1.30m x 0.89m)

UPVC double glazed entrance door, central heating radiator, wood effect flooring and door to reception room.

Reception Room One

12'11 x 12'10 (3.94m x 3.91m)

UPVC double glazed window, central heating radiator, coving, wood effect flooring, stairs to first floor and door to kitchen.

Kitchen

12'10 x 9'2 (3.91m x 2.79m)

UPVC double glazed window, central heating radiator, wall and base units, laminate worktops, integrated oven, four ring gas hob, extractor hood, tiled splash back, one and half bowl composite sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer, wood effect flooring, door to WC and UPVC double glazed sliding door to rear.

WC

5'5 x 3'1 (1.65m x 0.94m)

Central heating radiator, dual flush WC, corner wall mounted wash basin with traditional taps, extractor fan and wood effect flooring.

First Floor

Landing

UPVC double glazed window, wood effect flooring and doors to two bedrooms and bathroom.

Bedroom One

12'11 x 10'11 (3.94m x 3.33m)

UPVC double glazed window, central heating radiator and over stairs storage/airing cupboard.

Bedroom Two

11'2 x 7'2 (3.40m x 2.18m)

UPVC double glazed window and central heating radiator.

Bathroom

8' x 6'7 (2.44m x 2.01m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and direct feed shower over, extractor fan, part tiled elevation and tile effect flooring.

External

Front

Laid to lawn garden and drive for off road parking.

Rear

Laid to lawn garden, paving, bedding areas and storage shed.



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