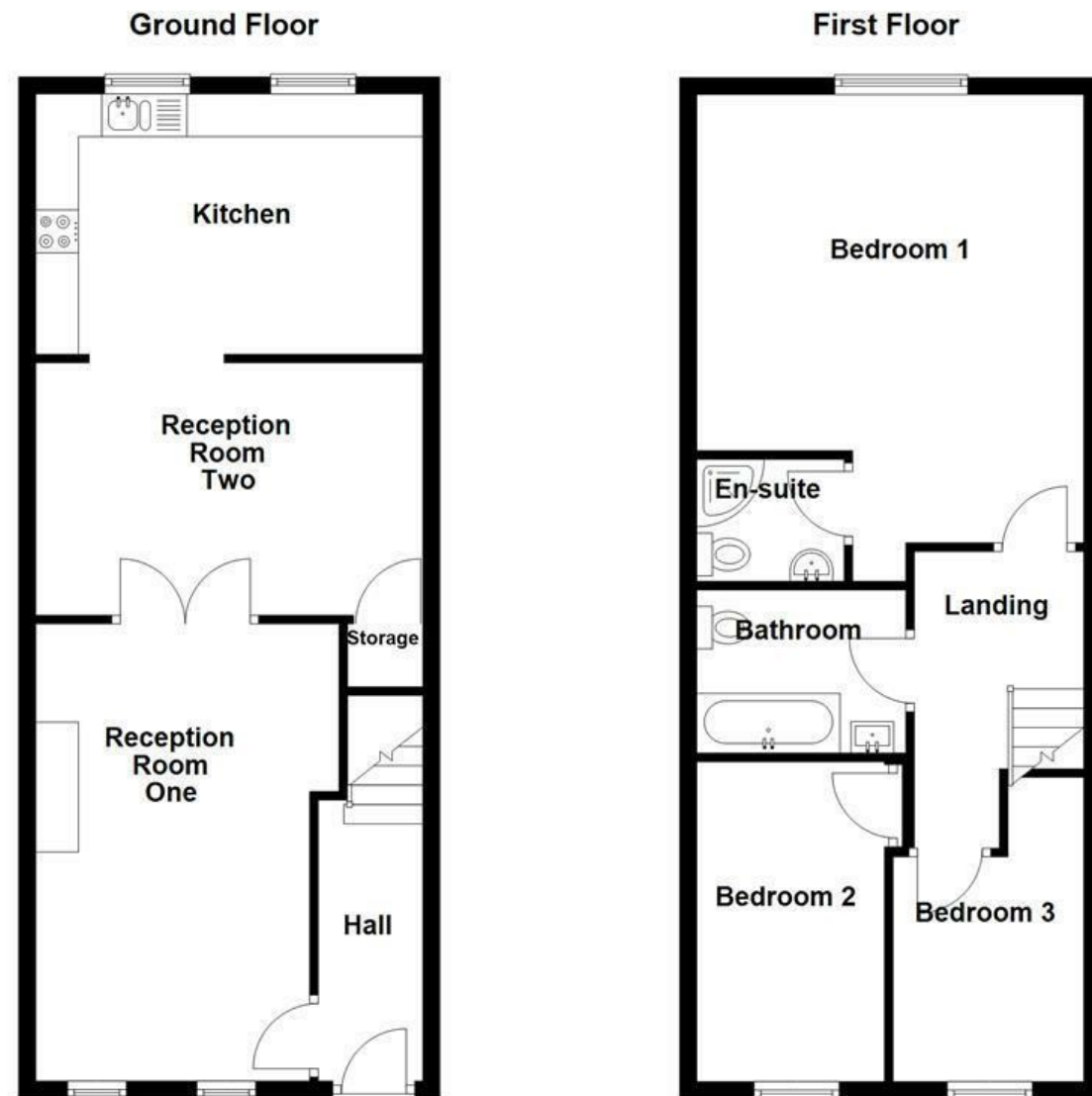




Miller Street, Bury, BL9 5PX

Offers Over £270,000

A SPACIOUS THREE BEDROOM HOME IN AN ATTRACTIVE LOCATION

Welcome to this charming three-bedroom home located on the sought-after Miller Street in Bury. This attractive property is perfectly suited for a small family or a professional couple seeking a comfortable and convenient living space.

As you approach the house, you will appreciate the low maintenance exteriors, which allow for more leisure time and less upkeep. The property also boasts the added benefit of off-road parking, ensuring that you have a secure and convenient place for your vehicle.

Upon entering, you are greeted by a spacious living room that flows seamlessly into a dining room, creating an inviting atmosphere for both relaxation and entertaining. The breakfast kitchen is well-appointed, providing a delightful space for culinary creations and casual dining.

Venturing upstairs, you will find three generously sized bedrooms, each offering ample space for rest and personalisation. The modern bathroom suite is designed with comfort in mind, providing a tranquil retreat for your daily routines.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	77	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Three Spacious Bedrooms
 - Council Tax Band D
 - Desirable Bury Location
 - Viewing Recommended
- Tenure Freehold
 - Low Maintenance Exteriors
 - Ideal For Families Or Couples
- EPC Rating C
 - Off Road Parking
 - Easy Access To Major Commuter Routes

Ground Floor

Entrance

Composite Double glazed frosted door to hall.

Hall

10'10 x 3'11 (3.30m x 1.19m)

Central heating radiator, wood effect flooring, stairs to first floor and door to reception room one.

Reception Room One

17'8 x 11'7 (5.38m x 3.53m)

Two UPVC double glazed windows, central heating radiator, coving, two feature wall lights, living flame gas fire, television point, wood effect flooring and double doors to reception room two.

Reception Room Two

14'10 x 9'7 (4.52m x 2.92m)

Central heating radiator, wood effect flooring, coving, door to under stairs storage and archway to kitchen.

Kitchen

14'10 x 10' (4.52m x 3.05m)

Central heating radiator, wood effect wall and base units, laminate work top, oven and grill in a high rise unit, five ring gas hob, tiled splash back, extractor hood, stainless steel sink and drainer with mixer tap, integrated dishwasher, washing machine and dryer, fridge and freezer, enclosed combi Worcester boiler, and tiled floor.

First Floor

Landing

Loft access, smoke alarm, doors to three bedrooms, bathroom and above stairs storage.

Bedroom One

16'9 x 14'10 (5.11m x 4.52m)

UPVC double glazed window, central heating radiator, coving and door to en suite.

En Suite

5'8 x 4'9 (1.73m x 1.45m)

Central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, corner electric feed shower, extractor fan, tiled elevation and tiled floor.

Bedroom Two

12'3 x 7'3 (3.73m x 2.21m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'9 x 7'3 (2.67m x 2.21m)

UPVC double glazed window and central heating radiator.

Bathroom

8' x 6'4 (2.44m x 1.93m)

Central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, double tiled panel bath with mixer tap, spotlights, extractor fan, tiled elevation and tiled floor.

External

Front

Block paved driveway for off road parking for one vehicle.



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