



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 78 |
| (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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Horne Street, Bury, BL9 9HS

Offers Over £185,000

AN EXQUISITE MID TERRACED PROPERTY

Having been presented and updated the highest standard throughout with immaculate presentation, stylish interiors, modern fixtures and fittings and impressive loft room, this idyllic two bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Bury. With two living areas, newly fitted bathroom and two double bedrooms, this property is the perfect home for any small family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Rossendale, Bury centre and major motorway links. A credit to the current owner, this property has been transformed into a luxurious and stylish home ready to move straight into!

The property comprises briefly; a welcoming and spacious reception room provides access through to an inner hallway. The inner hallway guides you on to a second reception room and houses a staircase to the first floor. The second reception room leads on to a contemporary fitted kitchen. The first floor comprises of doors on to two double bedrooms, modern four piece family bathroom and staircase up to the loft room which is currently being used as a third bedroom. Externally there is an enclosed south facing yard to the rear with paved areas. To the front there is a forecourt with mature shrubs for privacy.

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

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Offers Over £185,000

 2  1  2  E

- Exceptional Mid Terrace Property
 - Presented to Highest Standard Throughout
 - On Street Parking
 - EPC Rating E
- Two Bedrooms
 - Versatile Attic Room
 - Tenure Leasehold
- Four Piece Bathroom Suite
 - Low Maintenance Exterior
 - Council Tax Band A

Ground Floor

Reception Room One

14'4 x 11'6 (4.37m x 3.51m)

Composite double glazed frosted door, UPVC double glazed window, central heating radiator, meter cupboard, television point, wood effect laminate flooring and oak door to inner hall.

Inner Hall

4'4 x 2'6 (1.32m x 0.76m)

Smoke detector, wood effect laminate flooring, oak door to reception room two and stairs to first floor.

Reception Room Two

14'4 x 12'10 (4.37m x 3.91m)

UPVC double glazed window, central heating radiator, coving, understairs storage, wood effect laminate flooring and oak door to kitchen.

Kitchen

12'11 x 6'2 (3.94m x 1.88m)

Two UPVC double glazed windows, upright central heating radiator, range of panelled wall and base units with wood effect work surfaces, tiled splashback, stainless steel sink and drainer with high spout mixer tap, integrated electric oven with four ring induction hob and extractor hood, integrated fridge, integrated freezer, plumbing for washing machine, breakfast bar, pendant lighting, wood effect laminate flooring and composite double glazed frosted door to rear.

First Floor

Landing

8'9 x 5'1 (2.67m x 1.55m)

Pendant lighting, oak doors to two bedrooms, bathroom and stairs to second floor.

Bedroom One

14'4 x 11'5 (4.37m x 3.48m)

UPVC double glazed window, central heating radiator, fitted wardrobe and over stairs storage.

Bedroom Two

12'10 x 8'10 (3.91m x 2.69m)

UPVC double glazed window, central heating radiator and integrated bed.

Bathroom

9'9 x 7'5 (2.97m x 2.26m)

UPVC double glazed frosted window, heated towel rail, walk-in direct feed rainfall shower with rinse head, freestanding bath with mixer tap and rinse head, vanity top wash basin with waterfall mixer tap, dual flush WC, tiled elevations, spotlights, PVC to ceiling and tiled flooring.

Second Floor

Loft Room

14'4 x 11'9 (4.37m x 3.58m)

Velux window and eave storage.

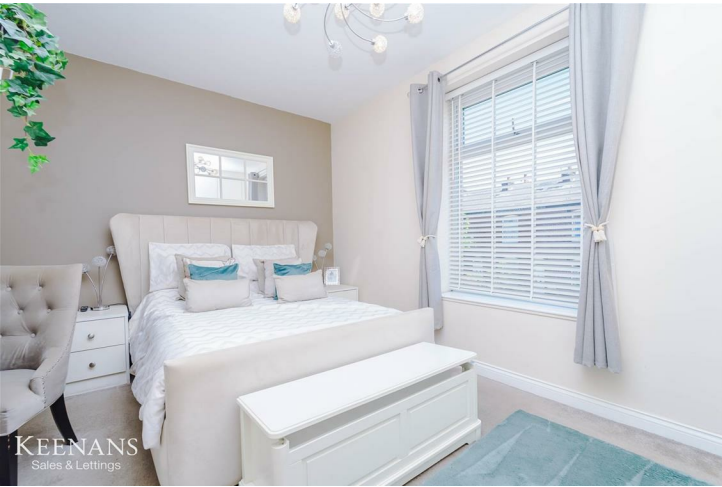
External

Rear

Enclosed south facing yard with paved areas.

Front

Forecourt with mature shrubbery.



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