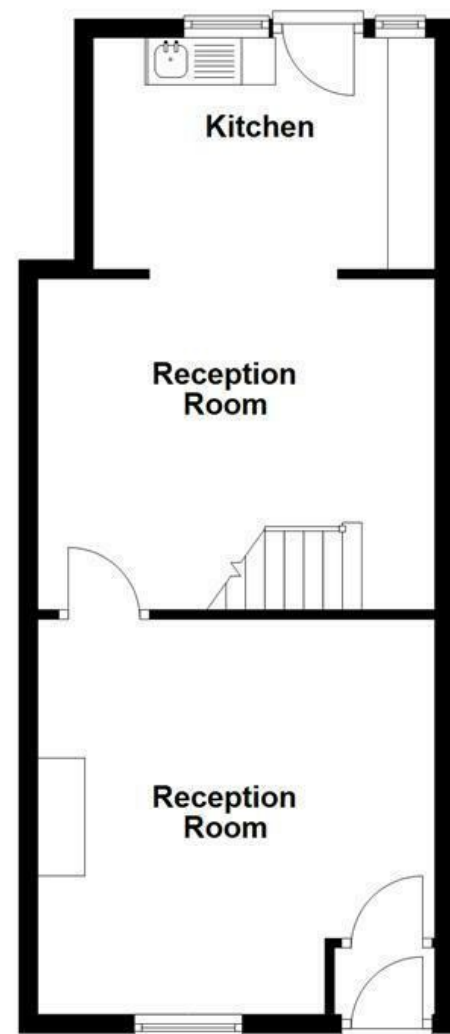
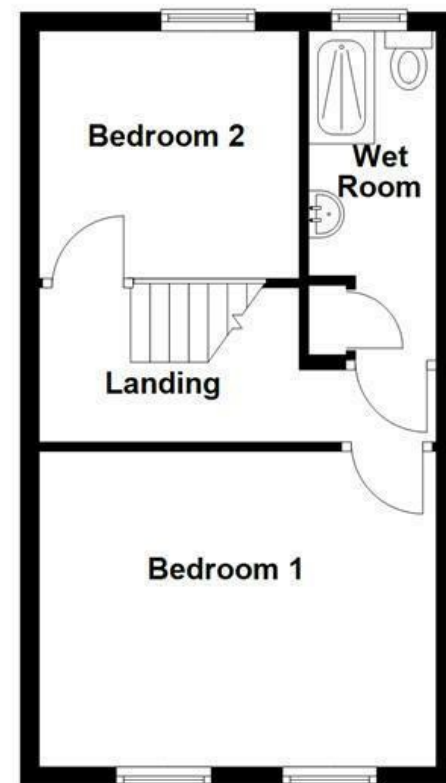


Ground Floor



First Floor



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

## Deal Street, Bury, BL9 7PZ

### Offers Over £140,000

AN ENVIABLE MID TERRACED PROPERTY

Having been presented and maintained beautifully throughout with neutral decoration, open plan kitchen living space and no chain delay, this enviable two bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Bury. With two generously sized bedrooms, two living areas and being a complete blank canvas, this property is the perfect home 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 Manchester, Rochdale, Rossendale and major motorway links.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room guides you through to an additional reception room. The second reception room leads openly on to a fitted kitchen and houses a staircase to the first floor. The first floor comprises of doors on to two generously sized bedrooms and a wet room. Externally there is an enclosed yard to the rear and garden to the front.

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



Deal Street, Bury, BL9 7PZ

Offers Over £140,000



- Mid Terraced Property
  - Fitted Kitchen
  - On Street Parking
  - EPC Rating: TBC
- Two Bedrooms
  - Three Piece Wet Room
  - Tenure: Leasehold
- Two Spacious Reception Rooms
  - Enclosed Rear Yard
  - Council Tax Band: A

Ground Floor

**Vestibule**  
3'6 x 2'6 (1.07m x 0.76m)  
Composite entrance door and hardwood single glazed door to reception room.

**Reception Room One**  
13'10 x 13'9 (4.22m x 4.19m)  
UPVC double glazed window, central heating radiator, gas fire, granite effect hearth and surround, TV point, meter cupboard and door to reception room two.

**Reception Room Two**  
13'10 x 11'6 (4.22m x 3.51m)  
Central heating radiator, gas fire, smoke alarm, stairs to first floor and open access to kitchen.

**Kitchen**  
11'11 x 8'1 (3.63m x 2.46m)  
Two UPVC double glazed windows, wood effect wall and base units, granite effect worktops, stainless steel sink with draining board and mixer tap, space for freestanding cooker, plumbing for washing machine, space for fridge freezer, Alpha boiler, wood effect lino flooring and UPVC double glazed frosted door to rear.

First Floor

**Landing**  
13'10 x 5'2 (4.22m x 1.57m)  
Loft access, smoke alarm and doors to two bedrooms and wet room.

**Bedroom One**  
13'10 x 11'5 (4.22m x 3.48m)  
Two UPVC double glazed windows, two central heating radiators and TV point.

**Bedroom Two**  
9'4 x 8'7 (2.84m x 2.62m)  
UPVC double glazed window and central heating radiator.

**Wet Room**  
11'6 x 4'5 (3.51m x 1.35m)  
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, electric feed walk-in shower, linen cupboard, tiled elevation and lino flooring.

External

**Front**  
Enclosed garden.

**Rear**  
Enclosed paved yard and gated access to rear.

