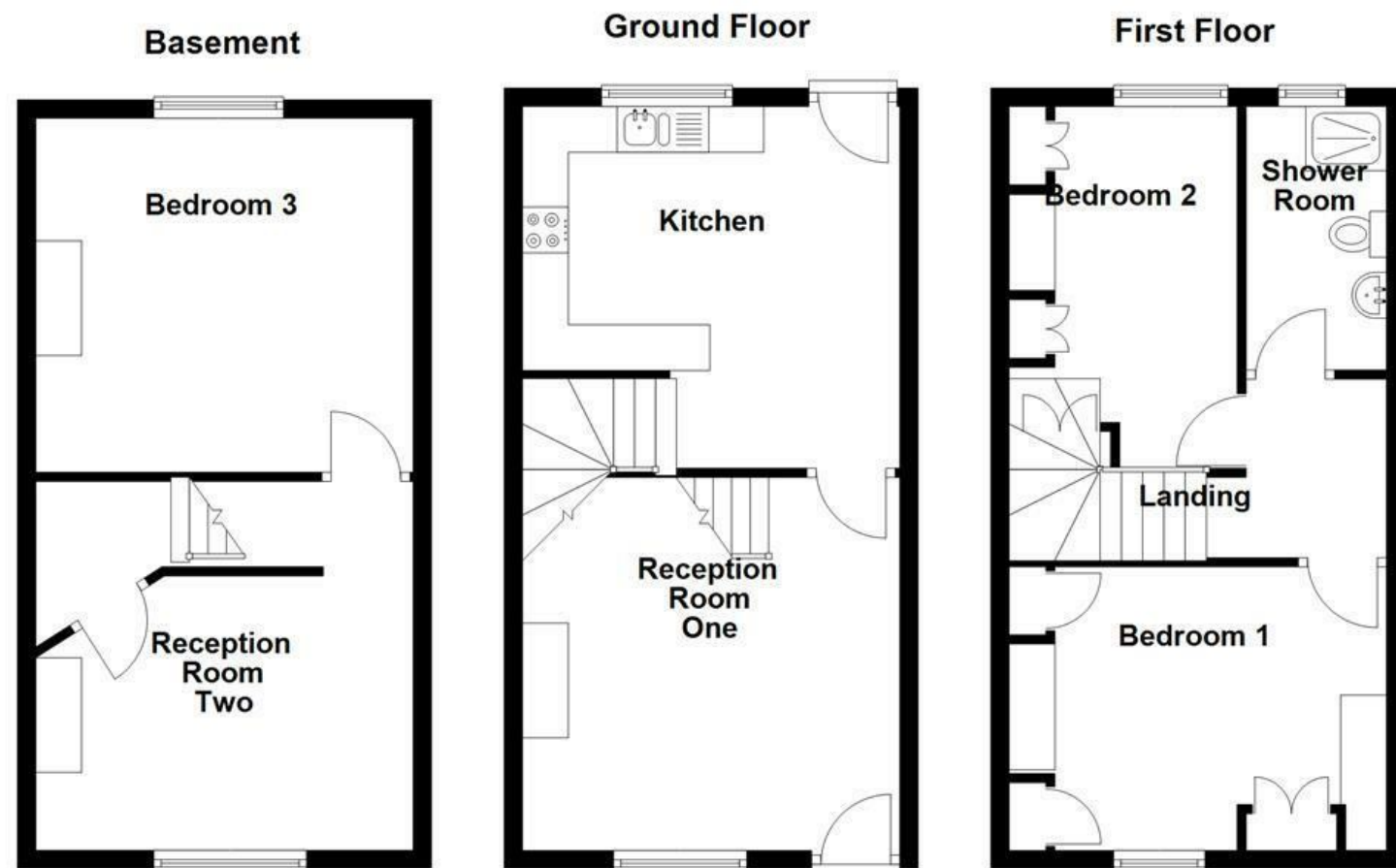




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

Moss Place, Bury, BL9 9HE

£210,000

TERRACED HOME SET OVER THREE FLOORS WITH A GENEROUS GARDEN

Situated in the charming area of Moss Place, Bury, this delightful mid-terrace house offers a perfect blend of comfort and modern living. With four generously sized bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The contemporary shower room adds a touch of elegance, ensuring that your daily routines are both stylish and convenient.

The ground floor features a welcoming reception room that provides a warm atmosphere for relaxation and entertaining. There is ample space for a dining table, making it an excellent setting for family meals or gatherings with friends. The layout of the home is designed to maximise both space and functionality, catering to the needs of modern living.

One of the standout features of this property is the potential for parking at the rear, a valuable asset in urban settings. This added convenience allows for easy access and peace of mind, particularly in a bustling area.

Moss Place is a lovely neighbourhood, offering a sense of community while being close to local amenities, schools, and transport links. This property presents a wonderful opportunity for those looking to settle in a vibrant area with plenty to offer.

In summary, this mid-terrace house on Moss Place is a fantastic choice for anyone seeking a spacious and contemporary home in Bury. With its four bedrooms, modern shower room, and potential for parking, it is

Moss Place, Bury, BL9 9HE

£210,000



- Tenure Rentcharge
 - On Street Parking
 - Abundance Of Indoor And Outdoor Space
- Council Tax Band A
 - Ideal Family Home
 - Easy Access To Major Commuter Routes
- EPC Rating TBC
 - Viewing Essential
 - Close Proximity To Local Amenities

Ground Floor

Entrance

UPVC double glazed door to reception room.

Reception Room One

13'6 x 13'4 (4.11m x 4.06m)

UPVC double glazed window, central heating radiator, dado rail, electric fire with decorative surround, stairs to lower ground floor and door to kitchen.

Kitchen

13'11 x 13'6 (4.24m x 4.11m)

UPVC double glazed window, central heating radiator, wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, integrated oven, four ring electric hob, tiled splash back, extractor hood, integrated freezer, space for fridge and dishwasher, Composite frosted door to rear and stairs to first floor.

Lower Ground Floor

Landing

Door to reception room two.

Reception Room Two

12'11 x 9'8 (3.94m x 2.95m)

UPVC double glazed window, central heating radiator, spotlights, beams, doors to under stairs storage and bedroom three.

Bedroom Three

13' x 12'7 (3.96m x 3.84m)

UPVC double glazed window, central heating radiator, spotlights, beams, extractor fan and electric log burning effect stove.

First Floor

Landing

6'3 x 5' (1.91m x 1.52m)

Smoke alarm, dado rail, loft access, doors to two bedrooms and shower room.

Bedroom One

11'9 x 10'1 (3.58m x 3.07m)

UPVC double glazed window, central heating radiator, ceiling fan and fitted wardrobe.

Bedroom Two

13'6 x 8'1 (4.11m x 2.46m)

UPVC double glazed window, central heating radiator, fitted storage and wardrobes.

Shower Room

10'1 x 4'11 (3.07m x 1.50m)

Double glazed frosted window, central heating towel rail, vanity top sink with mixer tap, dual flush WC, walk in shower with direct feed rainfall and rinse head, PVC panel to ceiling, spotlights, tiled elevation and tiled effect flooring.

External

Front

Laid to lawn garden with pergola and timber shed.

Rear

Potential for parking.



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