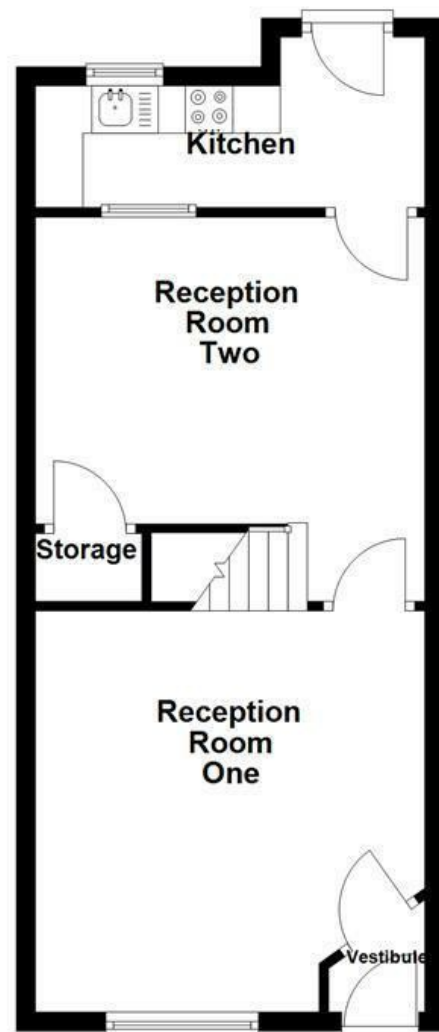
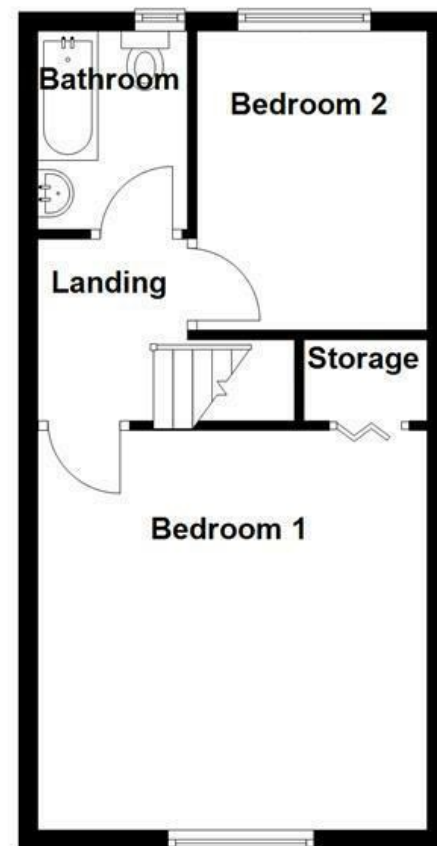


Ground Floor



First Floor



Brookshaw Street, Bury, BL9 6EB

Offers Over £150,000

AN ENVIABLE MID TERRACED PROPERTY

Having been presented and maintained beautifully throughout with two living areas, two double bedrooms and added kitchen extension, this enviable two bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Bury. A stones throw away from the ever popular market town and being conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Rossendale and major motorway links. With neutral decoration, stylish interiors and garden space to the front and the rear, this property is the perfect home for any small family or couple ready to move straight into!

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room which guides you on to a second reception room. The second reception room leads on to a kitchen and houses a staircase to the first floor. The first floor comprises of doors on to two double bedrooms and a modern bathroom. 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.

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		
	57	74
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.

Brookshaw Street, Bury, BL9 6EB

Offers Over £150,000

 2  1  2  D

- Tenure Leasehold
 - On Street Parking
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Easy Access To Major Network Links
- Council Tax Band A
 - Two Double Bedrooms
 - Enclosed Rear Yard
- EPC Rating D
 - Bursting With Potential
 - Two Spacious Reception Rooms

Ground Floor

Entrance
UPVC double glazed frosted door to vestibule.

Vestibule
4' x 3'5 (1.22m x 1.04m)
Coving, vinyl flooring and door to reception room one.

Reception Room One
13'10 x 13'5 (4.22m x 4.09m)
UPVC double glazed leaded window, central heating radiator, coving, ceiling rose, television point, vinyl flooring and door to reception room two.

Reception Room Two
13'10 x 13'5 (4.22m x 4.09m)
Hard wood double glazed window, central heating radiator, dado rail, under stairs storage, vinyl flooring, door to kitchen and stairs to first floor.

Kitchen
13'5 x 5'10 (4.09m x 1.78m)
Two skylights, UPVC double glazed window, central heating radiator, range of wood effect wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated electric oven, four ring gas hob and extractor hood, plumbed for washing machine, wood effect lino and UPVC double glazed frosted door to rear.

First Floor

Landing
6'2 x 5'1 (1.88m x 1.55m)
Doors to two bedrooms and bathroom.

Bedroom One
13'10 x 13'5 (4.22m x 4.09m)
UPVC double glazed leaded window, central heating radiator and over stairs storage.

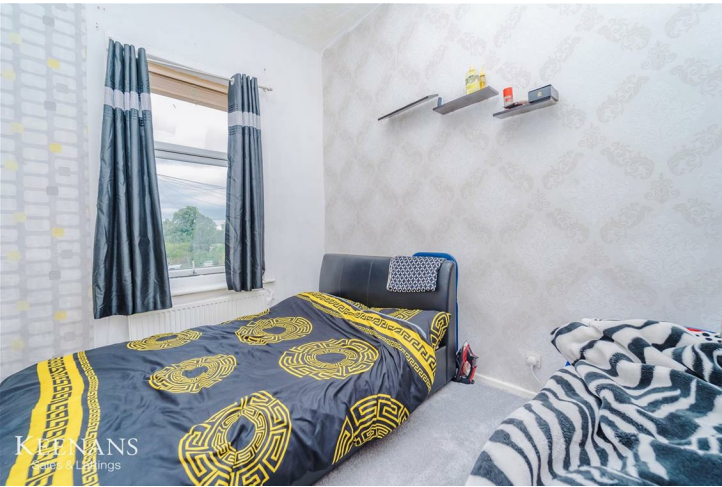
Bedroom Two
10'2 x 8' (3.10m x 2.44m)
UPVC double glazed window and central heating radiator.

Bathroom
6'10 x 5'2 (2.08m x 1.57m)
UPVC double glazed frosted window, central heating radiator, dual flush W/C, panel bath with mixer tap and rinse head, pedestal wash basin with mixer tap, tiled elevation and tiled effect lino.

External

Rear
Enclosed yard with gate to shared access road.

Front
Enclosed paved courtyard.



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