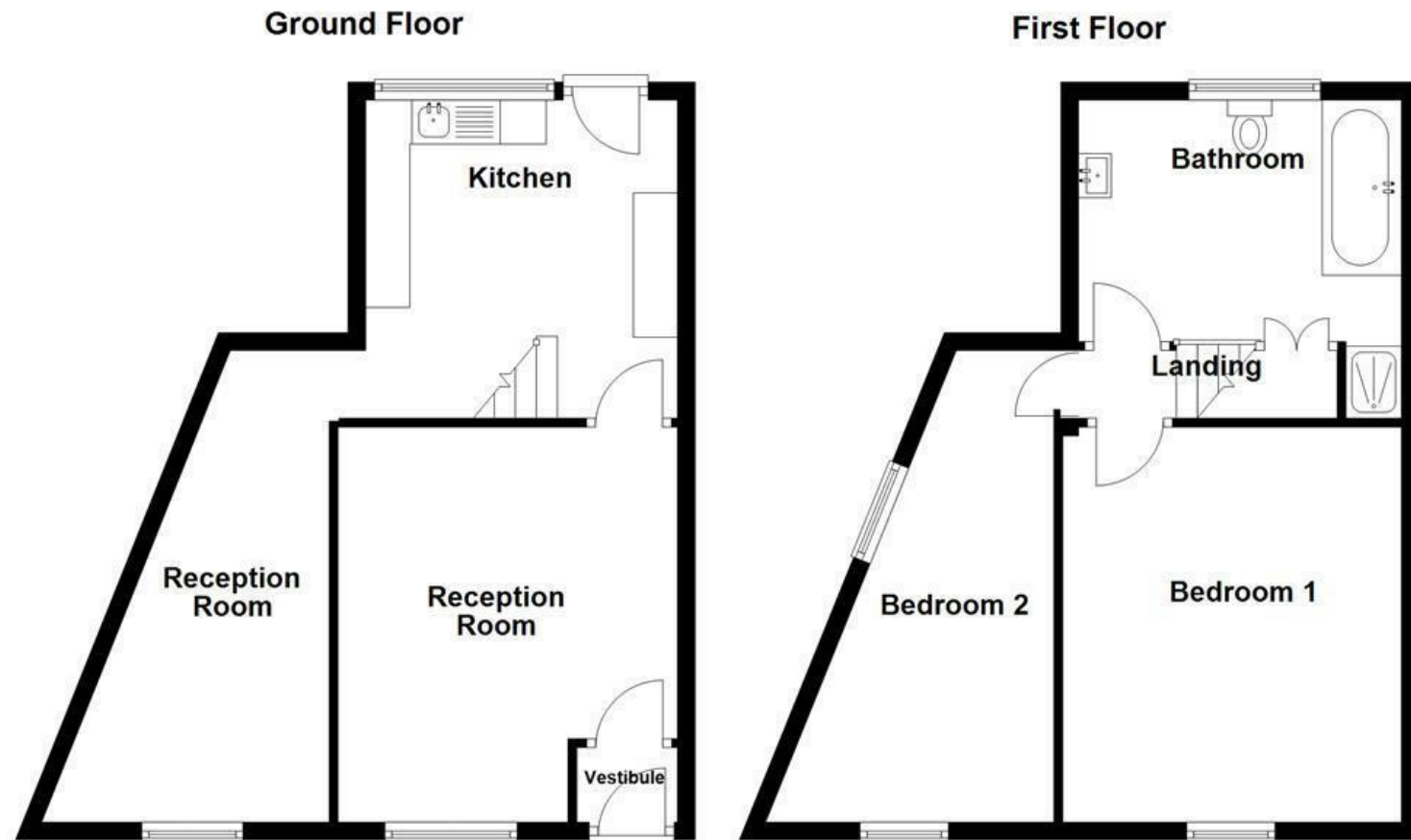




Alfred Street, Bury, BL0 9NZ

Offers Over £180,000

IDEAL TWO BEDROOM INVESTMENT OPPORTUNITY NOT TO BE MISSED

Nestled in the charming town of Ramsbottom, Bury, this delightful house on Alfred Street offers a wonderful opportunity for those seeking a project to make their own. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining. The generously sized living room flows seamlessly into the conveniently located kitchen, which sits perfectly between the living and dining areas, making it ideal for social gatherings and family meals.

The house features two well-proportioned bedrooms, providing comfortable accommodation for residents or guests. The modern bathroom is a standout feature, boasting a luxurious double bath alongside a separate shower, ensuring both convenience and comfort.

While the property does require some work, it presents a fantastic opportunity for buyers to add their personal touch and enhance its charm. With its prime location in Ramsbottom, residents will enjoy easy access to local amenities, parks, and the picturesque surroundings that this lovely area has to offer.

This house is perfect for those looking to invest in a home that they can truly make their own. Whether you are a first-time buyer or seeking a renovation project, this property is brimming with potential and awaits your creative vision.

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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Tenure Freehold
 - On Street Parking
 - Modern Fitted Kitchen
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - Two Well Proportioned Bedrooms
 - Ideal Investment Opportunity
- EPC Rating E
 - Spacious Four Piece Bathroom Suite
 - Sought After Location

Ground Floor

Entrance

Composite double glazed door to vestibule.

Vestibule

3'7 x 2'8 (1.09m x 0.81m)
Door to reception room.

Reception Room

14'8 x 12'7 (4.47m x 3.84m)
UPVC double glazed window, central heating radiator, beams, living flame gas fire with marble hearth and exposed stone surround and door to kitchen.

Kitchen

11'10 x 11'7 (3.61m x 3.53m)
UPVC double glazed window, central heating radiator, beams, range of wall and base units, wood effect work tops, stainless steel sink and drainer with mixer tap, integrated oven, four ring gas hob, tiled splash back, access to boiler, plumbing for washing machine, wood effect flooring, stairs to first floor, doors to rear and dining room.

First Floor

Landing

2'8 x 2'5 (0.81m x 0.74m)
Doors to two bedrooms and bathroom.

Bedroom One

14'8 x 12'6 (4.47m x 3.81m)
UPVC double glazed window and central heating radiator.

Bedroom Two

17'8 x 11'2 (5.38m x 3.40m)
Two UPVC double glazed windows and central heating radiator.

Bathroom

12' x 9'2 (3.66m x 2.79m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, double panel bath with mixer tap, enclosed direct feed rainfall shower with rinse head, spotlights, tiled elevation and tiled effect flooring.

External

Rear

Enclosed gravel chipped garden with bedding areas and shrubbery.



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