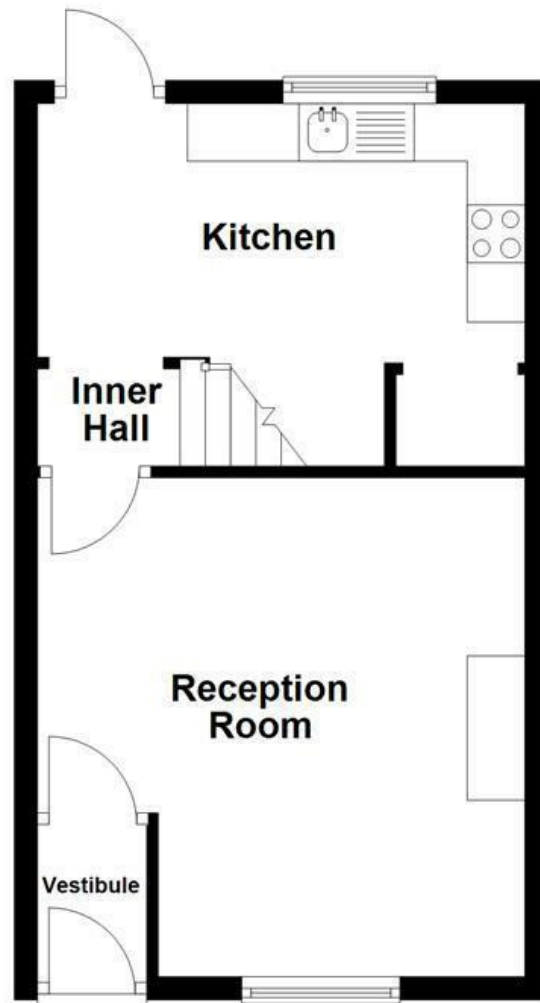
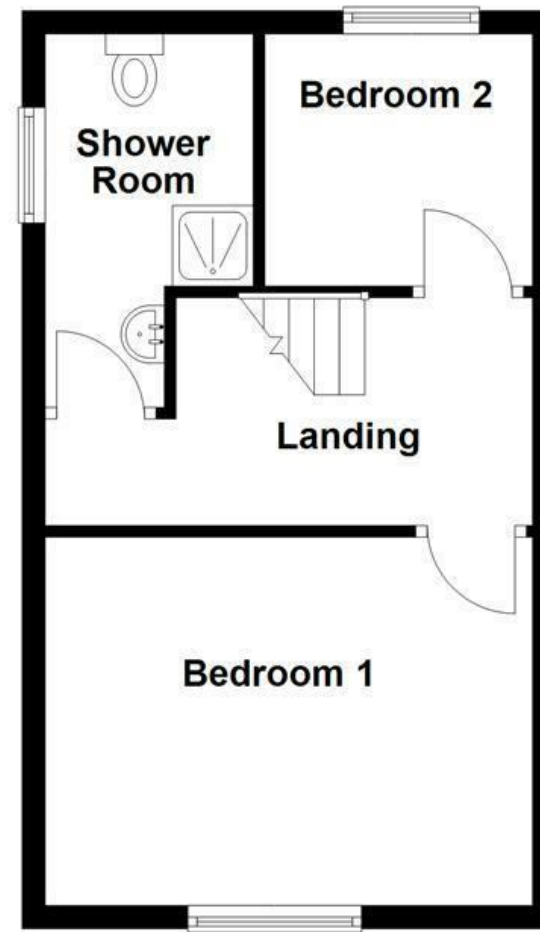


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	60	
(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.

Haslam Street, Bury, BL9 6EQ

£170,000

AN ENVIABLE TWO BEDROOM END TERRACE PROPERTY

Located in the desirable area of Haslam Street, Bury, this charming two-bedroom end terrace house presents an excellent opportunity for first-time buyers. The property boasts two generously sized double bedrooms located on the first floor, providing ample space for relaxation and rest. The modern shower room is both stylish and functional, catering to the needs of contemporary living.

As you enter the home, you are greeted by a deceptively spacious lounge that flows seamlessly into the kitchen. The layout creates a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The kitchen is equipped with modern fixtures and fittings, making it a delightful space for culinary pursuits.

This property is not only well-appointed but also situated in a sought-after location, offering convenience and accessibility to local amenities. Whether you are looking to make your first step onto the property ladder or seeking a comfortable home in a vibrant community, this end terrace house is sure to impress. With its blend of modern living and charming character, it is a must-see for anyone looking to settle in Bury.

Haslam Street, Bury, BL9 6EQ

£170,000

 **2**  **1**  **1**  **D**

- End Terraced Property
 - Fitted Kitchen
 - On Street Parking
 - EPC Rating: D
- Two Bedrooms
 - Three Piece Shower Room
 - Tenure: Leasehold
- Spacious Reception Room
 - Enclosed Rear Yard
 - Council Tax Band: A

Ground Floor

Vestibule
4'4 x 3'1 (1.32m x 0.94m)
Composite double glazed frosted entrance door and door to reception room.

Reception Room
14'2 x 13'10 (4.32m x 4.22m)
UPVC double glazed window, central heating radiator, wall mounted electric fire, granite effect hearth, wood mantle and door to inner hall.

Inner hall
Stairs to first floor and open access to kitchen.

Kitchen
13'6 x 10'4 (4.11m x 3.15m)
UPVC double glazed window, central heating radiator, gloss wall and base units, wood effect worktops, tiled splash backs, stainless steel sink with draining board and mixer tap, four ring induction hob, extractor hood, plumbing for washing machine, space for fridge freezer, under stairs storage, wood effect flooring and UPVC double glazed frosted door to rear.

First Floor

Landing
13'10 x 6'1 (4.22m x 1.85m)
Loft access and doors to two bedrooms and shower room.

Bedroom One
14'7 x 10'6 (4.45m x 3.20m)
UPVC double glazed window and central heating radiator.

Bedroom Two
7'7 x 7'2 (2.31m x 2.18m)
UPVC double glazed window and central heating radiator.

Shower Room
10'7 x 5'10 (3.23m x 1.78m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed rainfall shower and rinse head in enclosure, part PVC panel elevation, part tiled elevation and tile effect flooring.

External

Front
Paved courtyard and stone chips.

Rear
Enclosed paved yard, two storage sheds and gated access to rear.



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