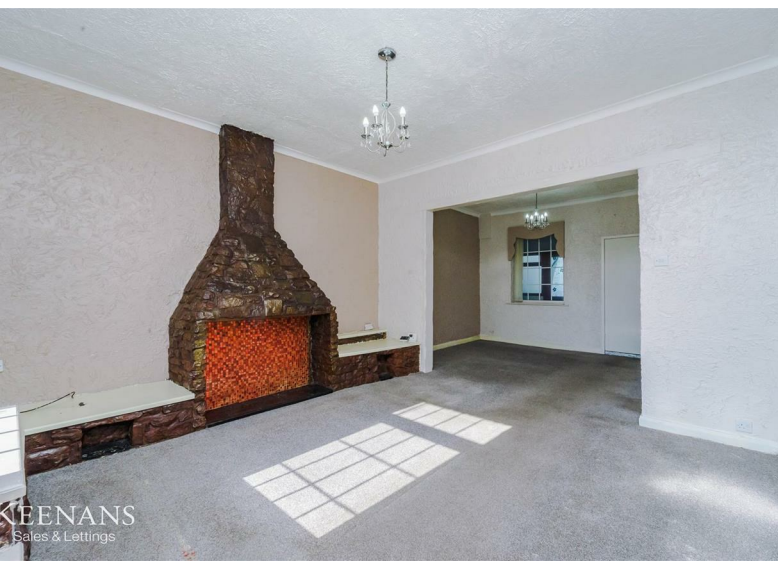




**Croft Lane, Bury, BL9 8QH**  
**Guide Price £110,000**



# Croft Lane, Bury, BL9 8QH

## Guide Price £110,000



### Ground Floor

#### Entrance

UPVC door to Reception Room One

#### Reception Room One

13'5 x 13'5 (4.09m x 4.09m)

UPVC double glazed leaded window, central heating radiator, coving, integrated storage, exposed stone fireplace with tiled surround, integrated shelving, television point, open to reception room two.

#### Reception Room Two

13'5 x 10 (4.09m x 3.05m)

UPVC double glazed leaded window, central heating radiator, coving, under stairs storage cupboard, door to the kitchen, staircase to the first floor.

#### Kitchen

14'5 x 6 (4.39m x 1.83m)

UPVC double glazed window, central heating radiator, a range of mixed wall and base units, granite effect surface, tiled splash backs, stainless steel sink and drainer with a high spout mixer tap, space for oven, fridge freezer, washing machine and dryer, spotlights, tiled effect lino flooring, hardwood single glazed door to the rear porch.

#### Rear Porch

5 x 3'5 (1.52m x 1.04m)

Hardwood single glazed frosted window, hardwood single glazed frosted door to the rear.

### First Floor

#### Landing

5'11 x 5'8 (1.80m x 1.73m)

Central heating radiator, coving, loft access, smoke alarm, doors to two bedrooms and bathroom.

#### Bedroom One

13'5 x 9'4 (4.09m x 2.84m)

UPVC double glazed leaded window, central heating radiator, coving.

#### Bedroom Two

13'5 x 8'1 (4.09m x 2.46m)

UPVC double glazed window, central heating radiator, over stairs storage cupboard, coving, integrated shelving, Ideal boiler.

#### Bathroom

7'5 x 5'11 (2.26m x 1.80m)

Central heating radiator, a three piece suite comprising of a dual flush WC, panelled bath with traditional taps, panelled bath with electric feed shower and traditional taps, tiled elevations, extractor fan, coving, tiled effect lino flooring.

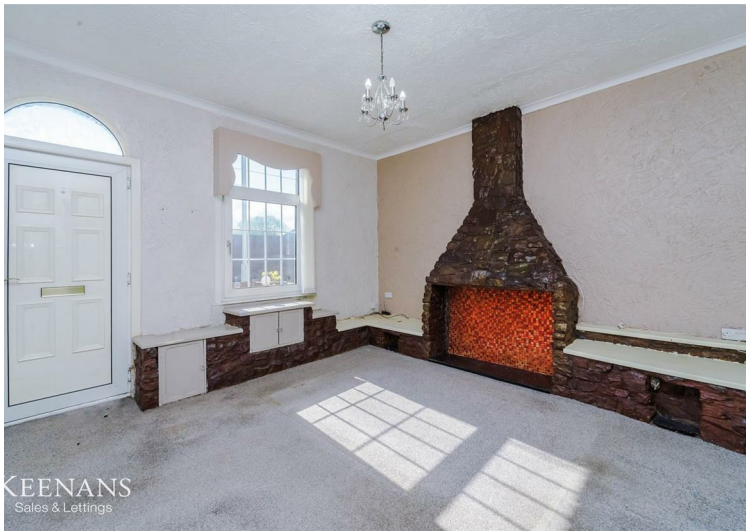
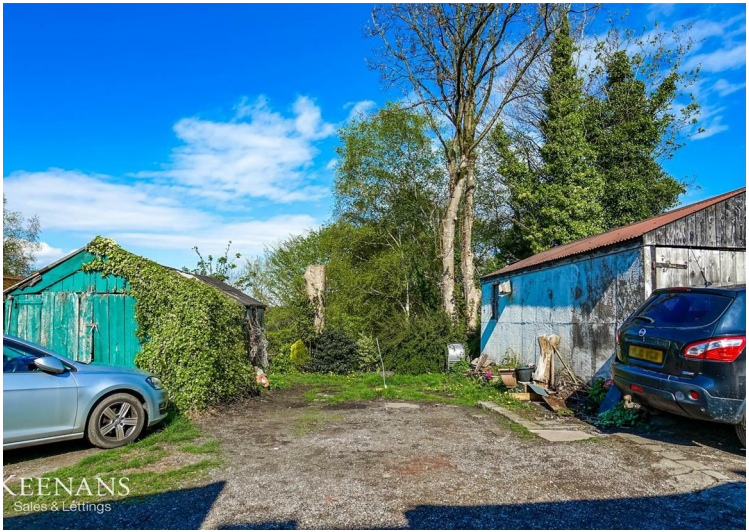
#### External

##### Front

Laid to lawn garden with bedding and paved areas.

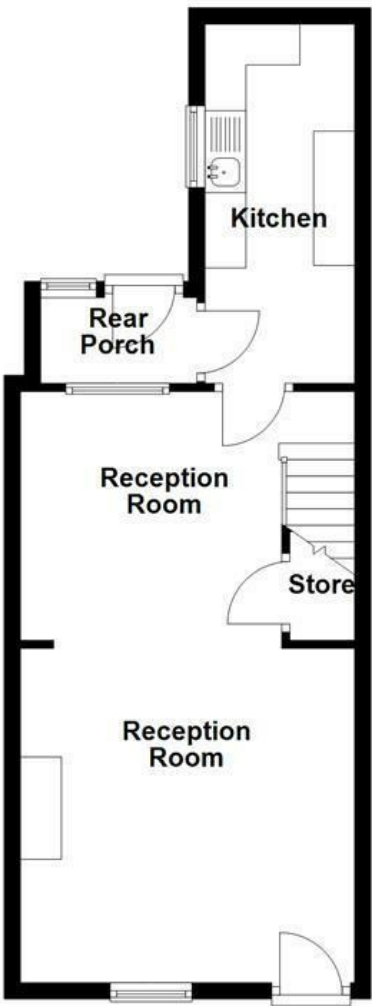
##### Rear

Enclosed yard with access to off road parking.

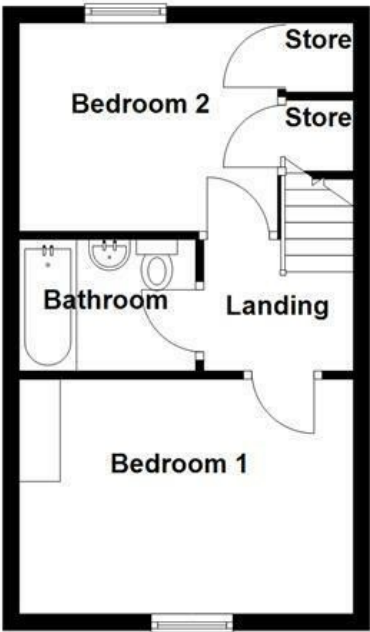




**Ground Floor**



**First Floor**



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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.