



Horbury Drive,

Price £139,000



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Horbury Drive, Bury, Lancashire

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Reeds Rains are delighted to bring to the market this deceptively spacious 2 bedroom garden fronted mid terraced home. Conveniently situated close to Bury with all its excellent nearby schools, amenities and motorway links. The property briefly comprises of entrance vestibule, family lounge to front, second reception to rear, further to the rear is a fully fitted kitchen, 2 well proportioned bedrooms and a family bathroom. The property benefits from full upvc double glazing and is warmed by gas central heating. Externally to the front there is small garden and to the rear a private garden / yard. EPC RATING D

#### GROUND FLOOR

##### ENTRANCE VESTIBULE

##### LOUNGE AREA

4.70m (into recess) x 3.81m (15'5" (into recess) x 12'6")

##### SECOND RECEPTION ROOM / DINING ROOM

4.50m x 3.99m (14'9" x 13'1")

##### KITCHEN

3.78m x 2.06m (12'5" x 6'9")

A fully fitted kitchen with an ample range of wall and base cabinets with contrasting work

surfaces and ceramic splash back tiling, wall mounted central heating boiler, integrated oven, over head extractor, stainless steel sink, space for fridge freezer, ceiling light point and central heating radiator.

#### FIRST FLOOR

##### LANDING

2.26m x 1.63m (7'5" x 5'4")

##### BEDROOM 1

4.88m x 3.81m (16'0" x 12'6")

##### BEDROOM 2

4.01m (into recess) x 2.31m (13'2" (into recess) x 7'7")

##### BATHROOM

3.07m x 2.29m (10'1" x 7'6")

A three piece suite comprising of low level wc, paneled bath, inset hand wash basin, walk in shower enclosure with electric shower.

#### EXTERNAL

Externally to the front there is small garden and to the rear a private garden / yard.



For full EPC please contact the branch

