



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(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.

York Street, Bury, BL9 7AH

Offers Over £210,000

AN ENVIABLE FOUR BEDROOM HOME IN BURY

Nestled on the charming York Street in Bury, this beautifully renovated four-bedroom terrace house offers a perfect blend of modern living and classic appeal. Spanning three floors, this turn-key ready property is ideal for families or those seeking a spacious home with ample room to grow.

Upon entering, you are greeted by a welcoming reception room that sets the tone for the rest of the house. The well-designed layout ensures that each space flows seamlessly into the next, creating an inviting atmosphere throughout. The four generously sized bedrooms provide plenty of space for relaxation and privacy, making it easy to accommodate family members or guests.

The property boasts two well-appointed bathrooms, ensuring convenience for busy mornings and providing a touch of luxury for unwinding after a long day. The recent renovations have been carried out to a high standard, showcasing contemporary finishes while retaining the character of the home.

Located in a desirable area, this property is not only a beautiful home but also a fantastic investment opportunity. With its turn-key status, you can move in without the hassle of renovations.

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- Tenure Leasehold
- On Street Parking
- Ideal Family Home With Viewing Essential
- Easy Access To Major Commuter Routes
- Council Tax Band A
- Recently Renovated
- Enviable Spacious Property
- EPC Rating C
- Four Generously Sized Bedrooms
- Close Proximity To Local Amenities

Ground Floor

Entrance Vestibule

3'4 x 3'9 (1.02m x 1.14m)

Reception Room

14'6 x 13'7 (4.42m x 4.14m)

Kitchen / Dining Room

16'1 x 9'1 (4.90m x 2.77m)

First Floor

Landing

5'11 x 13'11 (1.80m x 4.24m)

Bedroom One

14'8 x 10 (4.47m x 3.05m)

Bedroom Two

9'3 x 8'11 (2.82m x 2.72m)

Bathroom

7'3 x 5'4 (2.21m x 1.63m)

Utility

5'4 x 2'7 (1.63m x 0.79m)

Plumbing for washing machine and space for dishwasher.

Second Floor

Landing

5'4 x 5'9 (1.63m x 1.75m)

Bedroom Three

14'6 x 11'3 (4.42m x 3.43m)

Bedroom Four

14'8 x 13'11 (4.47m x 4.24m)

Shower Room

6'8 x 2'4 (2.03m x 0.71m)

WC

5'10 x 3 (1.78m x 0.91m)

External

Rear

Enclosed paved yard with gate to shed access road, outside water tap and electric point.



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