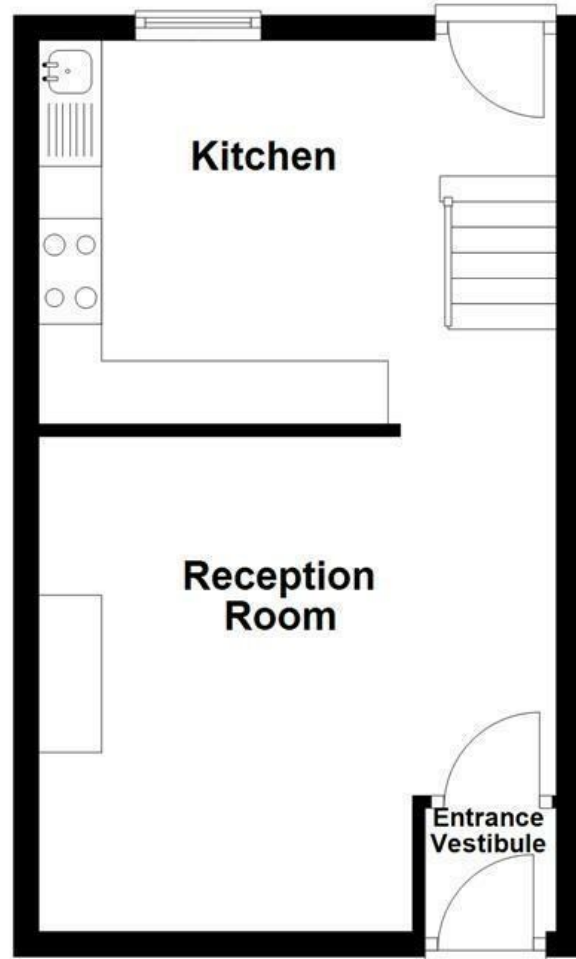


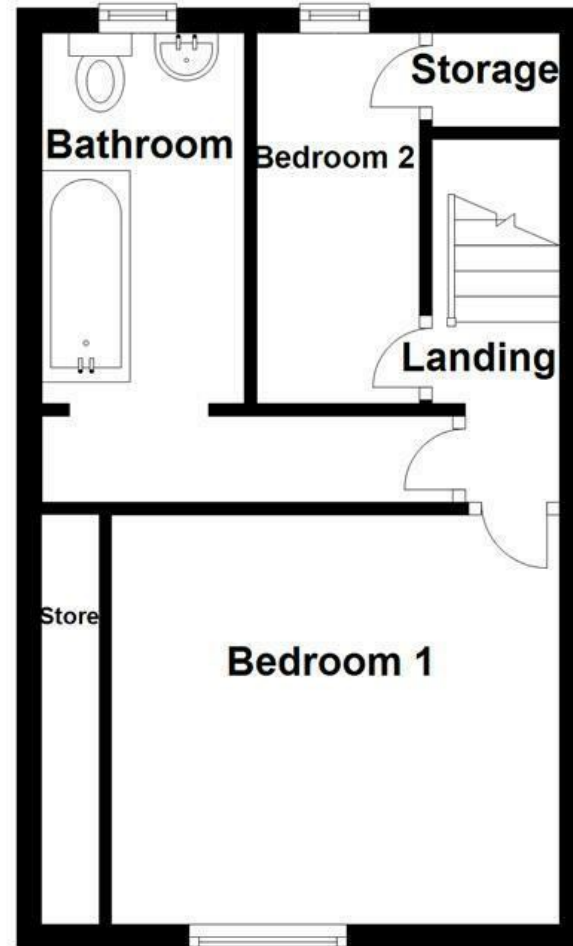
Ground Floor

Approx. 27.9 sq. metres (300.3 sq. feet)
(excluding Entrance Vestibule)



First Floor

Approx. 29.1 sq. metres (313.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	83
(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.

Openshaw Fold Road, Bury, BL9 9ND

Offers Over £189,950

Nestled on Openshaw Fold Road in the charming town of Bury, this delightful terraced home presents an excellent opportunity for first-time buyers or those looking to downsize. The property boasts a cosy reception room that creates a warm and inviting atmosphere, perfect for relaxing or entertaining guests. This space seamlessly flows into a well-appointed kitchen, making it ideal for culinary enthusiasts.

Upstairs, you will find two comfortable bedrooms, providing ample space for rest and relaxation. The fully fitted bathroom is conveniently located, ensuring that all your needs are met within this lovely home.

One of the standout features of this property is the large rear garden, which offers a wonderful outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the home comes with its own private off-road parking space, a valuable asset in today's busy world.

This terraced house is not just a place to live; it is a home that offers comfort, convenience, and a sense of community. With its appealing features and prime location, this property is sure to attract interest. Do not miss the chance to make this charming house your new home.

Openshaw Fold Road, Bury, BL9 9ND

Offers Over £189,950



- Tenure Leasehold
- Council Tax Band A
- EPC Rating C
- Off Road Parking
- Two Well Proportioned Bedrooms
- Fitted Kitchen/Dining Area
- Three Piece Bathroom Suite
- Enclosed Enviably Low Maintenance Rear Garden Space
- Close Proximity To Local Amenities
- Easy Access To Major Commuter Routes

Ground Floor

Entrance Vestibule

3'5 x 3'3 (1.04m x 0.99m)

Reception Room

13'6 x 12'11 (4.11m x 3.94m)

Kitchen/Dining Area

13'6 x 10'11 (4.11m x 3.33m)

First floor

Landing

2'6 x 2'5 (0.76m x 0.74m)

Bedroom One

12'10 x 10'8 (3.91m x 3.25m)

Bedroom Two

10'11 x 4'6 (3.33m x 1.37m)

Bathroom

10'5 x 5'3 (3.18m x 1.60m)

External

Front

Private off road parking.

Rear

Enclosed laid to lawn garden with paving.



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