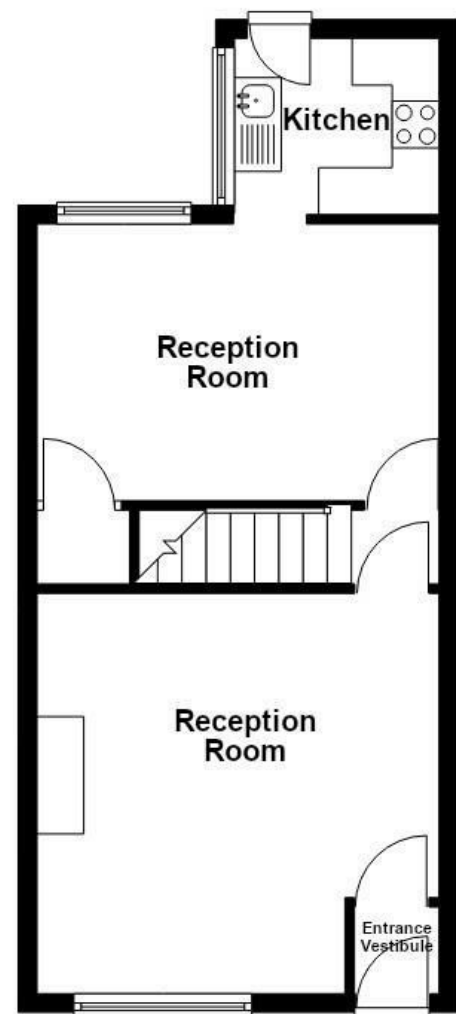
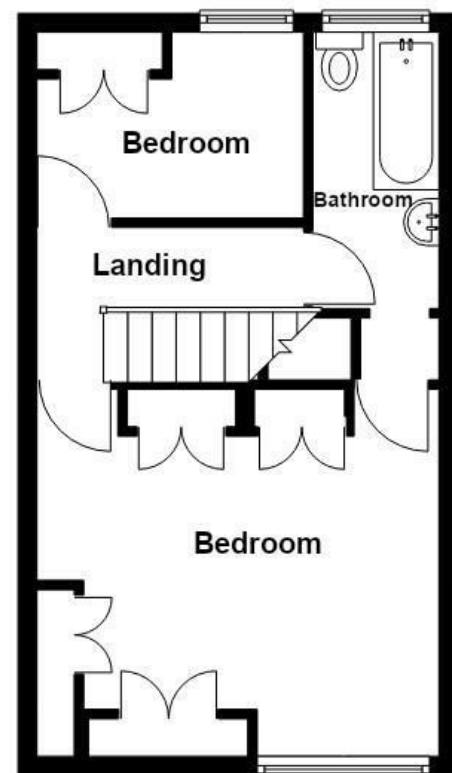


Ground Floor



First Floor



Hilton Street, Bury, BL9 6LT

Offers Over £175,000

AN EXCEPTIONAL TWO BEDROOM MID TERRACE PROPERTY IN BURY

Perfectly positioned on Hilton Street in the charming town of Bury, this fantastic two-bedroom mid-terrace property presents an excellent opportunity for first-time buyers. The property boasts exceptionally high ceilings in the bedrooms, creating a sense of space and light that is both inviting and comfortable.

With two well-proportioned reception rooms, there is ample room for relaxation and entertaining, making it a perfect setting for family gatherings or quiet evenings at home. The layout of the house offers bags of potential, allowing you to personalise the space to suit your own style and needs.

Situated in a prime location, this property benefits from easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach. Whether you are looking to make your first step onto the property ladder or seeking a project to transform into your dream home, this mid-terrace house is a wonderful choice.

Do not miss the chance to view this delightful property and explore the possibilities it has to offer.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	62	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Hilton Street, Bury, BL9 6LT

Offers Over £175,000

 2  1  2  D

- An Envious Mid Terraced Property
 - Perfect First Time Home
 - On Street Parking
 - Tenure Leasehold
- Two Bedrooms
 - Two Reception Rooms
 - Council Tax Band A
- Sought After Location
 - Bursting With Potential
 - EPC Rating - D

Ground Floor

Entrance Vestibule

3 x 3 (0.91m x 0.91m)

Reception Room

14'1 x 14 (4.29m x 4.27m)

Inner Hallway

2'7 x 4'1 (0.79m x 1.24m)

Reception Room

14'1 x 9'8 (4.29m x 2.95m)

Kitchen

7'2 x 6'2 (2.18m x 1.88m)

First Floor

Landing

9'4 x 5'4 (2.84m x 1.63m)

Bedroom One

14'1 x 14 (4.29m x 4.27m)

Bedroom Two

9'4 x 6'6 (2.84m x 1.98m)

Bathroom

9'8 x 4'5 (2.95m x 1.35m)

External

Front

Paved courtyard.

Rear

Enclosed paved yard with timber storage shed and outbuilding.



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