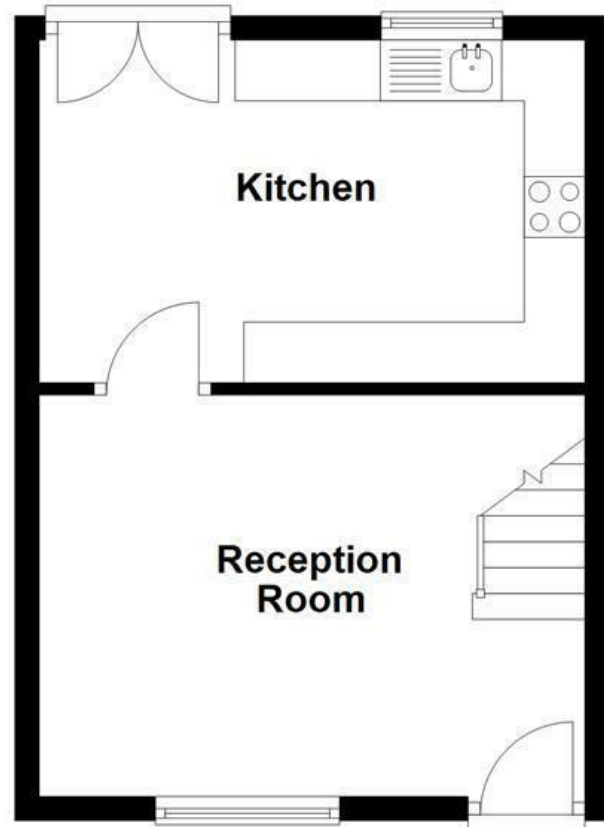
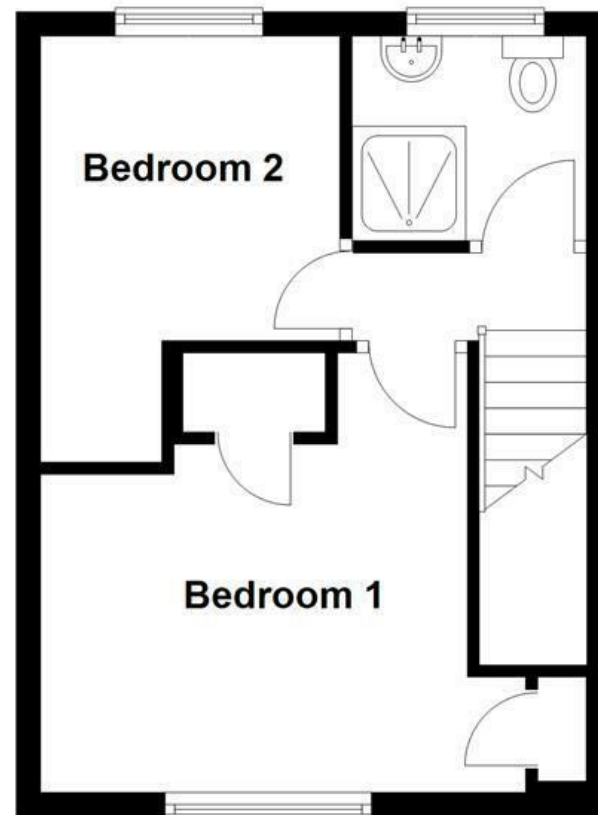


Ground Floor



First Floor



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

## Pine Street South, Bury, BL9 7BU

£175,000

Nestled on the charming Pine Street South in Bury, this delightful semi-detached house offers a perfect blend of comfort and convenience. With two generously sized reception rooms, this property provides ample space for both relaxation and entertaining. The two spacious bedrooms are ideal for a small family or for those seeking a guest room or home office.

The well-appointed bathroom ensures that daily routines are both practical and pleasant. One of the standout features of this home is the private garden, a serene outdoor space perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

Additionally, the property boasts a driveway, providing convenient off-street parking, a valuable asset in today's busy world. This semi-detached house is not just a home; it is a sanctuary that offers a peaceful retreat while being close to local amenities and transport links.

Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to enjoy comfortable living in a sought-after area. Do not miss the chance to make this lovely house your new home.

# Pine Street South, Bury, BL9 7BU

£175,000



- Two Bedrooms
- Modern Shower Room
- Parking: Off-Street on Drive
- Tenure: Freehold
- Semi-detached Home
- Laid to Lawn Garden
- Council Tax Band B
- Spacious Living Room
- Popular Location
- EPC Rating Awaiting

## Ground Floor

### Reception Room One

14'10 x 10'10 (4.52m x 3.30m)

UPVC double glazed window, central heating radiator, stairs to the first floor, door to kitchen.

### Kitchen

14'9 x 9'3 (4.50m x 2.82m)

UPVC double glazed window, central heating radiator, wall and base units with stainless steel one and a half bowl sink with mixer taps, tiled splashbacks, oven with four ring hob and extractor hood, integrated dishwasher, washing machine and fridge, tiled flooring, UPVC double glazed French doors to the rear.

## First Floor

### Bedroom One

12'11 x 10'9 (3.94m x 3.28m)

UPVC double glazed window, central heating radiator, fitted wardrobes.

### Bedroom Two

11'6 x 8'0 (3.51m x 2.44m)

UPVC double glazed window, central heating radiator, fitted wardrobes.

### Bathroom

6'4 x 5'5 (1.93m x 1.65m)

UPVC double glazed frosted window, central heating towel rail, spotlights, extractor fan, tiled flooring and elevations, walk in electric feed shower, dual flush WC, wall mounted wash basin with mixer taps.

### Exterior

Laid to lawn rear garden with paved patio to the rear. The front offers a laid to lawn garden with driveway providing off-road parking.



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