



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		72	
(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.

## Wesley Street, Bury, BL8 3NR

### £205,000

SPACIOUS TWO BEDROOM FAMILY HOME

Located on Wesley Street in the charming area of Tottington, Bury, this delightful mid-terrace house presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts a spacious layout, featuring two inviting reception rooms that provide ample space for relaxation and entertaining.

The ground floor includes a convenient downstairs WC, a well-appointed dining room/bedroom three, and a functional kitchen, making it ideal for family gatherings or hosting friends. Additionally, a versatile sunroom or office space enhances the living experience, allowing for a peaceful retreat or a productive work environment.

Upstairs, you will find two generously sized double bedrooms, perfect for restful nights and personalisation. The modern bathroom is tastefully designed, offering a comfortable and stylish space for your daily routines.

The rear yard provides a private outdoor area, ideal for enjoying the fresh air or creating a small garden oasis. This property is situated in a desirable location, close to local amenities and transport links, making it a convenient choice for everyday living.

# Wesley Street, Bury, BL8 3NR

£205,000



- Tenure Freehold
- On Street Parking
- Viewing Essential
- Close Proximity To Local Amenities
- Council Tax Band B
- Two Generously Sized Bedrooms
- Sought After Area
- EPC Rating C
- Ideal First Time Buy Or Investment Opportunity
- Easy Access To Major Network Links

## Ground Floor

### Entrance

UPVC frosted door to hall.

### Hall

16'8 x 8'2 (5.08m x 2.49m)

Central heating radiator, smoke alarm, meter cupboard, doors to reception room, kitchen, office, stairs to first floor and under stairs storage.

### Office

8'2 x 5'6 (2.49m x 1.68m)

Two UPVC double glazed windows and spotlights.

### Reception Room

22'7 x 11'1 (6.88m x 3.38m)

UPVC double glazed window, central heating radiator, coving, UPVC sliding doors to drawing room and door to kitchen.

### Kitchen

10'7 x 9'10 (3.23m x 3.00m)

UPVC double glazed window, panel wall and base unit, granite effect surface, stainless steel sink and drainer with mixer tap, four ring Beko hob and oven, tiled splash back, plumbed for washing machine, space for fridge freezer, extractor fan and tiled effect lino flooring.

### Dining Room/Bedroom Three

12'3 x 7'5 (3.73m x 2.26m)

Two Velux windows, UPVC double glazed window, upright central heating radiator, spotlights, door to WC, UPVC French doors to rear and wood effect flooring.

### WC

3'7 x 2'4 (1.09m x 0.71m)

Dual flush WC, wall mounted wash basin with mixer tap, extractor fan and wood effect laminate flooring.

## First Floor

### Landing

7'11 x 7'1 (2.41m x 2.16m)

Loft access, smoke alarm, boiler cupboard, doors to two bedrooms and bathroom.

## Bedroom One

14'2 x 9'3 (4.32m x 2.82m)

Two UPVC double glazed windows, central heating radiators, coving, wardrobe and storage.

## Bedroom Two

13'3 x 8'11 (4.04m x 2.72m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

## Bathroom

7'7 x 5'6 (2.31m x 1.68m)

Two UPVC frosted windows, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, PVC to ceiling, PVC elevation, spotlights, extractor fan and tiled effect lino flooring.

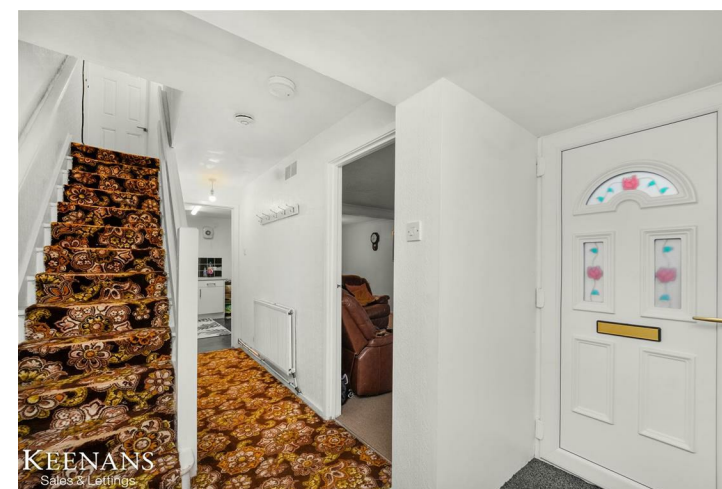
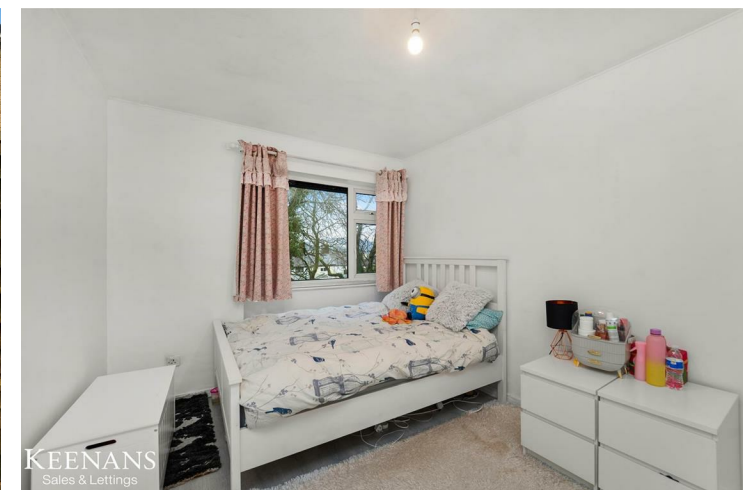
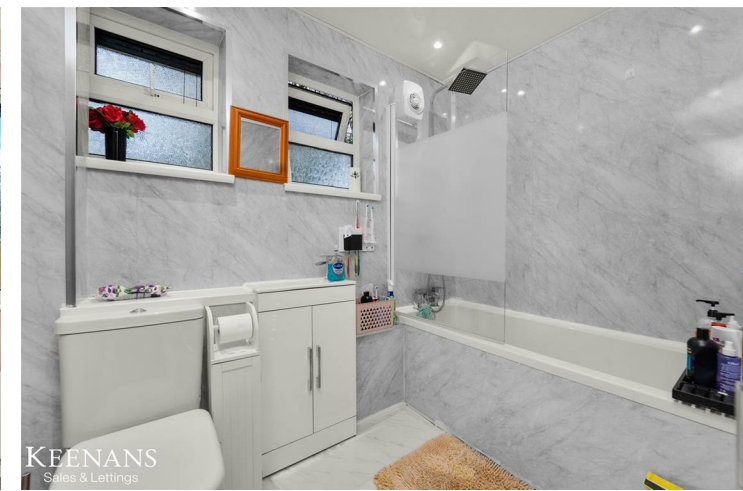
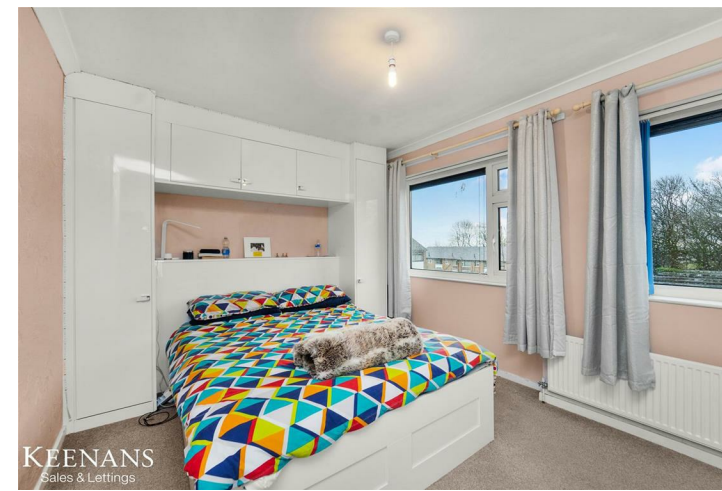
## External

### Front

Laid to lawn garden with paving.

### Rear

Enclosed yard with paving and artificial grass.



Tel: 01617510340

www.keenans-estateagents.co.uk