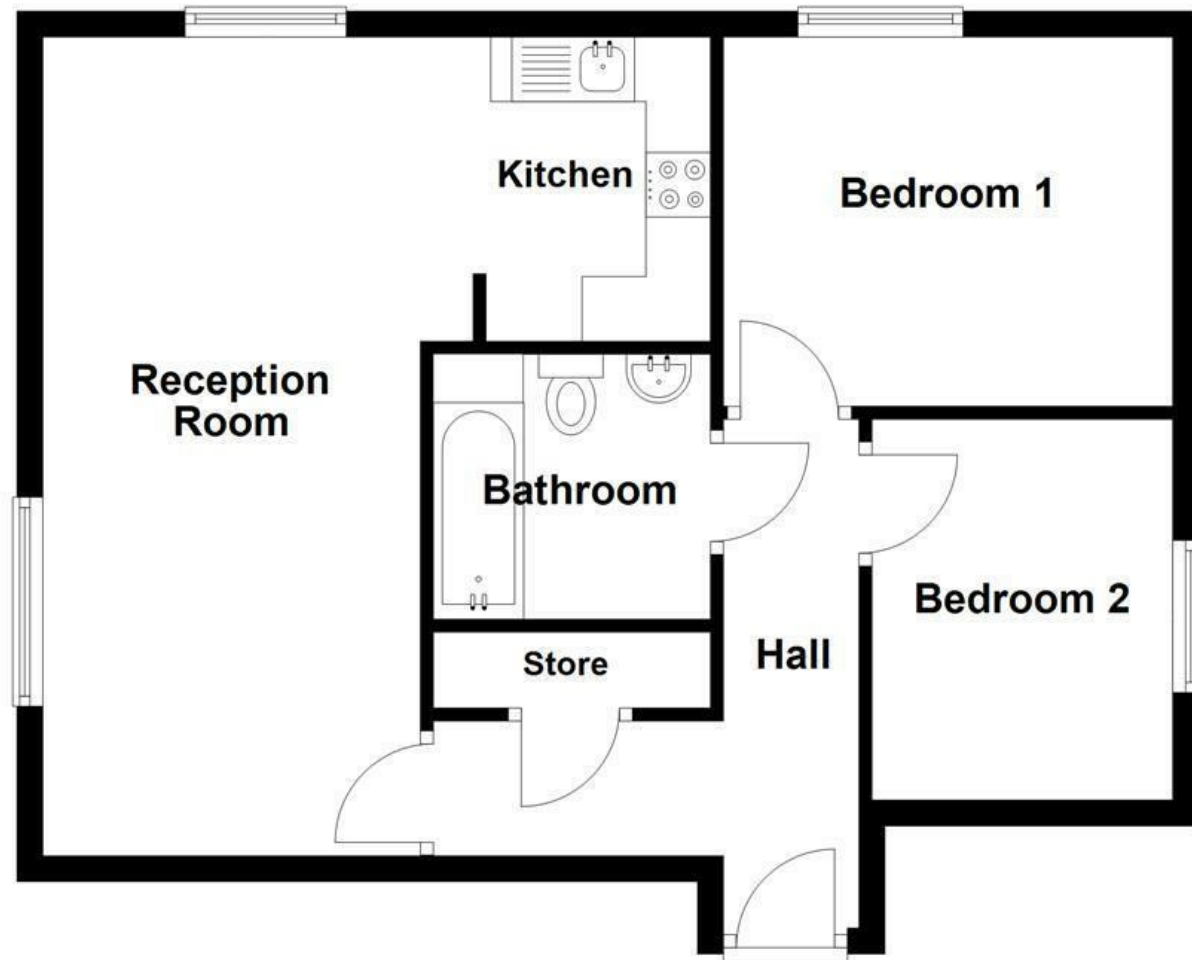


### Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(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.

## Frecheville Court, Bury, BL9 0UH

### Offers Over £125,000

GROUND FLOOR TWO-BEDROOM FLAT IN BURY

Welcome to this charming apartment located in the desirable area of Frecheville Court, Bury. This delightful property features a spacious reception room that seamlessly connects to the kitchen, creating an inviting space perfect for both relaxation and entertaining. The two well-proportioned bedrooms offer ample space for comfort, making it an ideal home for individuals or small families.

The well-appointed bathroom adds to the convenience of this lovely apartment, ensuring that all your needs are met. Additionally, the property benefits from off-road parking, providing you with the ease and security of having your vehicle close at hand.

With its thoughtful layout and appealing features, this apartment presents a wonderful opportunity for those seeking a comfortable and stylish living space in a sought-after location. Don't miss the chance to make this delightful property your new home.

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# Frecheville Court, Bury, BL9 0UH

Offers Over £125,000

 2  1  1  C

- Ground Floor Flat
- Fitted Kitchen
- Allocated Parking
- EPC Rating C
- Two Double Bedrooms
- Bursting with Potential
- Tenure Leasehold
- Three Piece Bathroom Suite
- Investment Opportunity
- Council Tax Band A

## Entrance Hall

12'11 x 4'8 (3.94m x 1.42m)

## Reception Room

19'5 x 10'11 (5.92m x 3.33m)

## Kitchen

7'9 x 5'9 (2.36m x 1.75m)

## Bedroom One

11'5 x 9'5 (3.48m x 2.87m )

## Bedroom Two

9'8 x 7'8 (2.95m x 2.34m)

## Bathroom

7'1 x 6'9 (2.16m x 2.06m)



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