



## Royds Street, Bury, BL8 3NH

### £180,000

TWO-BEDROOM TERRACE IN BURY

Nestled on the charming Royds Street in Tottington, Bury, this delightful house presents an excellent opportunity for those seeking a comfortable home with potential for personalisation. The property boasts a generous reception room, perfect for entertaining guests or enjoying quiet evenings with family. The well-designed kitchen offers a functional space for culinary enthusiasts, making meal preparation a pleasure.

This home features two well-proportioned bedrooms, providing ample space for relaxation and rest. The well-appointed tiled bathroom adds a touch of elegance and convenience to daily routines. Outside, the rear yard is low maintenance, allowing you to enjoy outdoor space without the burden of extensive upkeep.

While the property does require some modernisation, it offers a fantastic canvas for buyers to infuse their own style and preferences. With its appealing location and solid foundation, this house is an ideal choice for those looking to create their dream home in a friendly community. Don't miss the chance to explore the potential this property holds.

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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	

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- Tenure Leasehold
- Council Tax Band B
- EPC Rating TBC
- On Street Parking
- Two Generously Sized Bedrooms
- Bursting With Potential
- Ideal First Time Buy Or Investment Opportunity
- Blank Canvas
- Easy Access To Major Commuter Routes
- Enclosed Low Maintenance Rear Yard

## Ground Floor

### Entrance Vestibule

3'11 x 2'4 x (1.19m x 0.71m x )

### Reception Room

14'6 x 13'7 (4.42m x 4.14m)

### Kitchen

14'6 x 12'11 (4.42m x 3.94m)

## First Floor

### Landing

5'9 x 5'7 (1.75m x 1.70m)

### Bedroom One

14'6 x 13'5 (4.42m x 4.09m)

### Bedroom Two

12'10 x 8'7 (3.91m x 2.62m)

### Bathroom

9'6 x 5'7 (2.90m x 1.70m)

## External

### Front

Courtyard.

### Rear

Low maintenance rear yard.



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