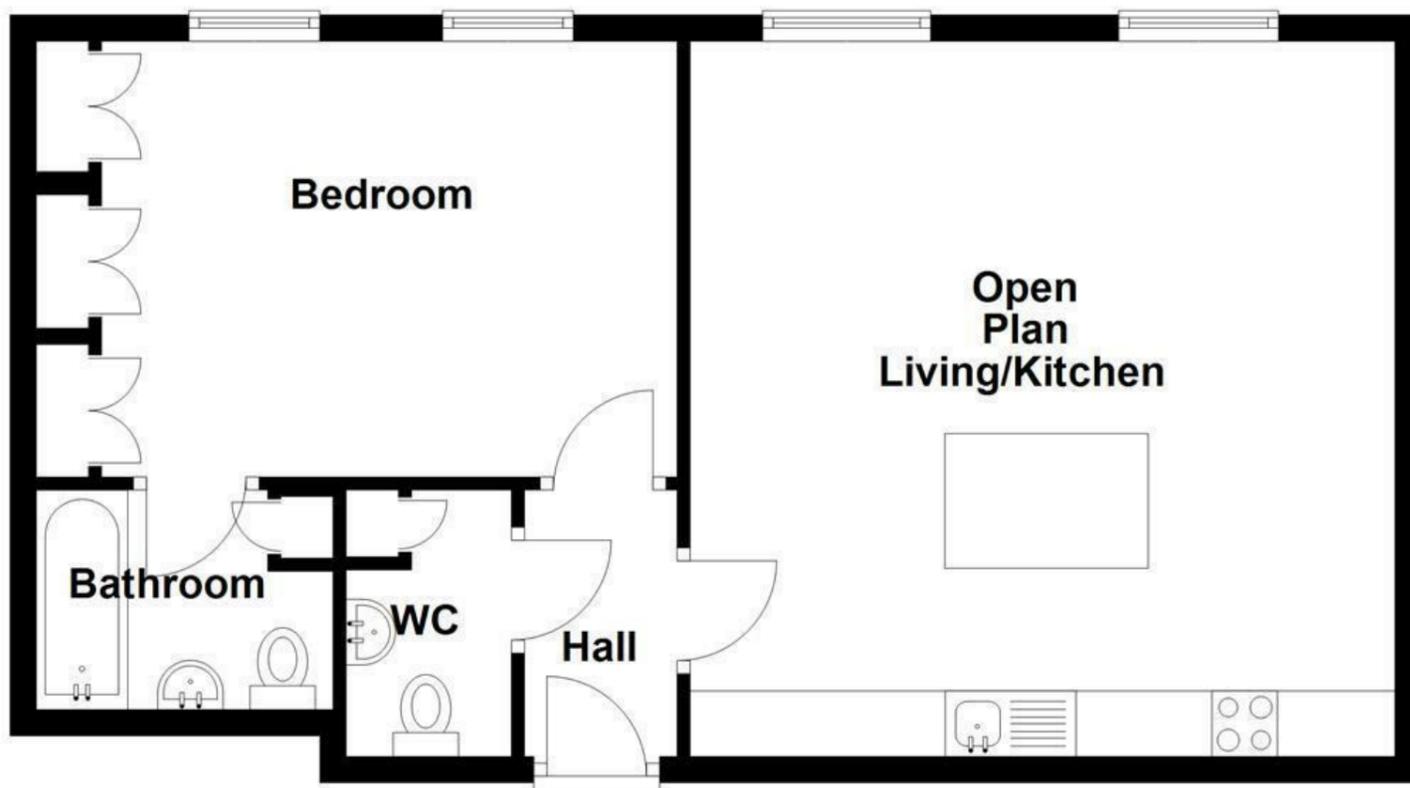


## Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D	59		
(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.

## Prospect Terrace, Bury, BL8 1DE

### £101,250

STUNNING ONE BEDROOM APARTMENT IN BRANDLESHOLME, BURY - SOLD UNDER THE AFFORDABLE HOUSING SCHEME AT A DISCOUNTED PRICE OF £101,250 (25% discount) - certain criteria to be met on this listing. Please contact agent to discuss further details.

Nestled in the charming area of Prospect Terrace, Bury, this delightful apartment presents an excellent opportunity for couples seeking their first home. The property boasts a spacious living room that seamlessly integrates with a well-appointed kitchen area, creating a perfect space for both relaxation and entertaining.

The flat features a generously sized double bedroom, complete with fitted wardrobes, ensuring ample storage for your belongings. The convenience of an ensuite bathroom adds a touch of luxury, while a separate main WC enhances the practicality of the layout.

This apartment is not only well-designed but also offers a comfortable and inviting atmosphere, making it an ideal choice for those embarking on their journey together. With its thoughtful features and prime location, this property is sure to appeal to first-time buyers looking for a blend of style and functionality. Don't miss the chance to make this lovely flat your new home.

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# Prospect Terrace, Bury, BL8 1DE

£101,250



- Ground Floor Apartment
- En Suite Three Piece Bathroom
- Allocated Parking
- EPC Rating: D
- Open Plan Living/Kitchen
- Separate WC,
- Tenure: Leasehold
- Spacious Bedroom
- Communal Gardens
- Council Tax Band: A

## Ground Floor

### Hall

6'4 x 3'10 (1.93m x 1.17m)

Hardwood entrance door, electric heater, spotlights and doors to open plan living/kitchen, bedroom and WC.

### WC

6'3 x 4'2 (1.91m x 1.27m)

Central heated towel rail, spotlights, dual flush WC, wall mounted wash basin with mixer tap, extractor fan, storage cupboard, tiled elevation and tile effect flooring.

### Open Plan Living/Kitchen

17'11 x 17'8 (5.46m x 5.38m)

Two UPVC double glazed window, two electric heaters, spotlights, wall and base units, laminate worktops, composite sink with draining board and mixer tap, integrated oven, four ring electric hob, extractor hood, breakfast bar, space for fridge freezer, plumbing for washing machine, plumbing for dishwasher, wall mounted electric fire and part wood effect flooring

### Bedroom

14'5 x 10'10 (4.39m x 3.30m)

Two UPVC double glazed windows, electric heater, spotlights, smoke alarm, fitted wardrobes, part wood panel elevation and door to en suite.

### En Suite

7'5 x 5'6 (2.26m x 1.68m)

Electric heater, spotlights, dual flush WC, wall mounted wash basin with mixer tap, panel bath with mixer tap and rinse head over, storage cupboard, tiled elevation and tile effect flooring.

### External

Communal gardens and allocated parking.



Tel: 01617510340

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