

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		67	
(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.

## Kay Brow, Bury, BL0 9AY

### £165,000

DESIRABLE TWO BEDROOM FIRST FLOOR APARTMENT

Presenting Kay Brow, Ramsbottom, this delightful two-bedroom first-floor apartment presents an excellent opportunity for first-time buyers seeking a comfortable and modern living space. The property boasts a lovely living area that is both inviting and spacious, perfect for relaxing or entertaining guests.

The contemporary kitchen is well-equipped, making it a joy to prepare meals, while the modern bathroom offers a stylish retreat for unwinding after a long day. Both double bedrooms are generously sized, providing ample space for rest and relaxation.

Additionally, the apartment comes with the added benefit of a garage, offering secure parking and extra storage options. The desirable location of Ramsbottom ensures that residents can enjoy a vibrant community atmosphere, with local amenities, parks, and transport links all within easy reach.

This property is not just a house; it is a wonderful home waiting to be cherished. With its appealing features and prime location, it is sure to attract those looking to make their first step onto the property ladder. Do not miss the chance to view this exceptional apartment.

# Kay Brow, Bury, BL0 9AY

£165,000



- Tenure Leasehold
- Council Tax Band A
- EPC Rating D
- Secure Off Road Communal Parking And Gardens
- Fitted Kitchen And Three Piece Bathroom Suite
- Two Double Bedrooms
- First Floor Apartment
- Viewing Essential
- Easy Access To Major Network Links
- Close Proximity To local Amenities

## Ground Floor

### Entrance

Communal hallway houses stairs leading to the first floor.

### First Floor Hallway

Hardwood door to the apartment hallway.

### Apartment Hallway

11'1 x 4'8 (3.38m x 1.42m)

Smoke alarm, fitted storage, doors leading to reception room, two bedrooms and wood effect flooring.

### Reception Room

20'5 x 15'6 (6.22m x 4.72m)

UPVC double glazed French doors leading to a Juliette balcony, two UPVC double glazed windows, smoke alarm, two storage heaters, wood effect flooring, door to bathroom and open access to kitchen.

### Kitchen

8'2 x 6'1 (2.49m x 1.85m)

UPVC double glazed window, range of high gloss wall and base units, laminate work tops, stainless steel sink and drainer with mixer tap, oven with four ring induction hob and extractor hood, part tiled elevation, plumbed for washing machine, space for fridge freezer and tiled floor.

### Bedroom One

12'6 x 8'2 (3.81m x 2.49m)

UPVC double glazed window, storage heater and fitted wardrobes.

### Bedroom Two

12'6 x 6'5 (3.81m x 1.96m)

UPVC double glazed window and storage heater.

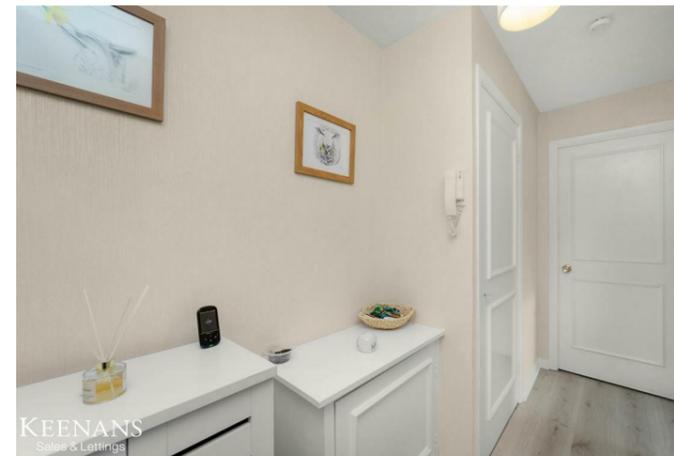
### Bathroom

8'4 x 6'1 (2.54m x 1.85m)

UPVC double glazed frosted window, electric heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panelled bath with mixer tap, overhead electric feed shower, PVC to ceiling, spotlights, tiled elevation and tiled floor, door to boiler.

### External

Communal car park at the front of the property, well maintained communal gardens that wrap around the property and allocated garage.



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