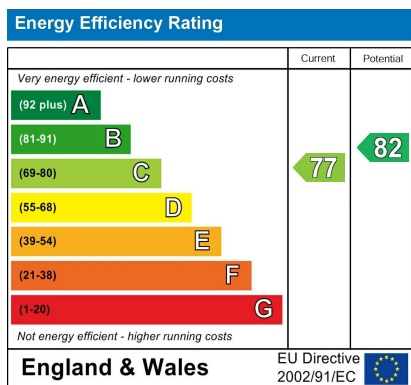
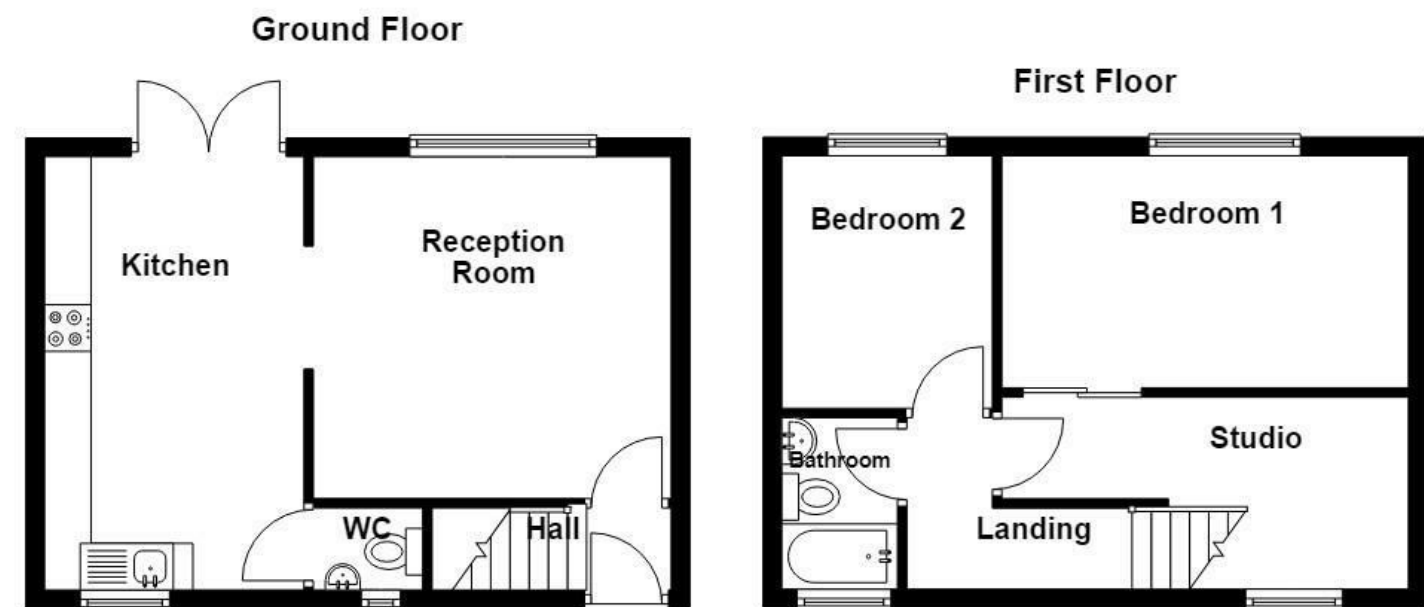




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Hazel Avenue, Bury, BL9 7QS

Offers In The Region Of £170,000

A WONDERFUL TWO BEDROOM TERRACED PROPERTY WITH PURPOSE BUILT TATTOO STUDIO IN BURY

Nestled on the charming Hazel Avenue in Bury, this delightful mid-terrace house offers a perfect opportunity for first-time buyers seeking a comfortable and stylish home. Built in 1935, the property retains a sense of character while providing modern conveniences. Spanning an inviting 743 square feet, the house features a well-proportioned reception room that serves as an ideal space for relaxation and entertaining. The two bedrooms are thoughtfully designed, providing ample space for rest and personalisation. One of the standout features of this property is the purpose-built tattoo studio room, which meets all necessary regulations. This unique addition presents an excellent opportunity for those in the creative industry or anyone looking to establish a home-based business. The location is another significant advantage, offering easy access to local amenities and transport links, making it a convenient choice for daily living. Whether you are a young professional or a small family, this property is sure to meet your needs. In summary, this two-bedroom terraced house on Hazel Avenue is a wonderful blend of charm, functionality, and potential, making it an ideal choice for first-time buyers looking to make their mark in the property market. Don't miss the chance to view this lovely home.

Hazel Avenue, Bury, BL9 7QS

Offers In The Region Of £170,000

 **2**  **1**  **1**  **C**

- Stunning Terraced Home
- Three Piece Bathroom Suite
- Nearby Commuter Links
- EPC Rating C
- Ideal First Time Buy Or Investment Opportunity
- Two Double Bedrooms
- Tenure Freehold
- Contemporary Kitchen with Integrated Appliances
- Large Rear Garden
- Council Tax Band A

Ground Floor

Entrance Hall
8'5 x 2'11 (2.57m x 0.89m)

Reception Room
12'7 x 12' (3.84m x 3.66m)

Kitchen
15'3 x 9'2 (4.65m x 2.79m)

WC
3'10 x 2'11 (1.17m x 0.89m)

First Floor

Landing
8'11 x 6' (2.72m x 1.83m)

Bedroom One
14'4 x 8'2 (4.37m x 2.49m)

Bedroom Two
8'11 x 7'5 (2.72m x 2.26m)

Studio
14'4 x 6'9 (4.37m x 2.06m)

Bathroom
6' x 4'1 (1.83m x 1.24m)

External

Front
Garden space with bedding areas and mature shrubs.

Rear
Enclosed laid to lawn garden with artificial grass, bedding areas and mature shrubs.

