

## Garnett Street, Bury, BL0 9JN

### Offers Over £240,000


SPACIOUS TWO BEDROOM MID TERRACE PROPERTY WITH OFF ROAD PARKING

Located on Garnett Street in the charming town of Ramsbottom, Bury, this delightful mid-terrace house presents an excellent opportunity for first-time buyers. The property boasts a spacious open-plan living area, enhanced by a cosy log burner that creates a warm and inviting atmosphere. Double doors lead seamlessly into a generous kitchen, perfect for both cooking and entertaining.

The house features two well-proportioned double bedrooms, providing ample space for relaxation and rest. Additionally, there is potential to convert the loft into a third bedroom, offering flexibility for growing families or those in need of a home office.

One of the standout features of this property is the large rear yard, which provides a wonderful outdoor space for gardening, entertaining, or simply enjoying the fresh air. The convenience of a driveway for off-road parking adds to the appeal, ensuring that parking is never a concern.

Situated close to local amenities, transport links, and schools, this home is ideally located for those seeking a vibrant community atmosphere. With its combination of comfort, space, and potential, this property is a must-see for anyone looking to establish themselves in Ramsbottom. Don't miss the chance to make this charming house your new home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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 2  1  1  D

- Mid Terraced Property
- Fitted Kitchen
- Off Road Parking
- EPC Rating: D
- Two Bedrooms And Loft Room
- Three Piece Shower Room
- Tenure: Leasehold
- Two Reception Rooms
- Enclosed Rear Yard
- Council Tax Band; B

### Ground Floor

#### Reception Room One

14'2 x 11'2 (4.32m x 3.40m)

UPVC double glazed frosted entrance door, UPVC double glazed window, central heating radiator, coving, log burner, brick surround, wood effect flooring and open access to reception room two.

#### Reception Room Two

13'1 x 11'3 (3.99m x 3.43m)

Coving, smoke alarm, under stairs storage, wood effect flooring, door to stairs for first floor and double doors to kitchen.

#### Kitchen

12'7 x 11'3 (3.84m x 3.43m)

UPVC double glazed window, upright central heating radiator, wall and base units, granite effect worktops, tiled splash backs, one and half bowl stainless steel sink with draining board and mixer tap, integrated double oven, four burner gas hob, extractor hood, space for fridge freezer, plumbing for washing machine, tiled floor and UPVC double glazed frosted door to rear.

### First Floor

#### Landing

8'3 x 5'11 (2.51m x 1.80m)

Feature wall light, door to stairs for second floor and doors to two bedrooms and shower room.

#### Bedroom One

14'3 x 10'10 (4.34m x 3.30m)

Two UPVC double glazed windows, central heating radiator and storage cupboard.

#### Bedroom Two

13'1 x 8'4 (3.99m x 2.54m)

UPVC double glazed window, central heating radiator, coving and storage.

#### Shower Room

8'2 x 5'9 (2.49m x 1.75m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top and mixer tap, direct feed rainfall shower with rinse head in enclosure, PVC panel ceiling, PVC panel elevation and tile effect flooring.

### Second Floor

#### Loft Room

13'9 x 10'10 (4.19m x 3.30m)

Two Velux windows, part wood panel elevation.

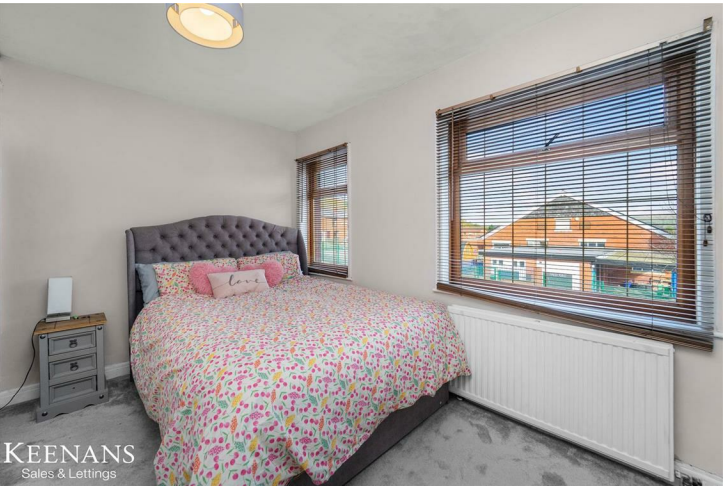
### External

#### Front

Block paved drive and stone chips.

#### Rear

Enclosed yard with paving and decking area.



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