



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 69 | 81 |
| (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 | |

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.

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

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- Tenure Leasehold
- Council Tax Band B
- EPC Rating C
- 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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