



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(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.

## Horne Street, Bury, BL9 9HS

### Offers Over £175,000

SPACIOUS MID TERRACE FAMILY HOME - SOLD WITH NO ONWARD CHAIN

Welcome to Horne Street in the charming town of Bury, this delightful mid-terrace house offers a perfect blend of comfort and space. With three generously sized bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, while the open-plan kitchen layout enhances the sense of space and connectivity within the home.

Natural light floods the bright conservatory, creating a warm and inviting atmosphere, perfect for enjoying a morning coffee or unwinding after a long day. The rear yard offers a private outdoor space, ideal for summer barbecues or simply enjoying the fresh air.

The family bathroom is conveniently located, ensuring ease of access for all. Situated in a desirable location, this property benefits from the amenities and conveniences that Bury has to offer, making it an excellent choice for those looking to settle in a vibrant community.

This mid-terrace house is not just a home; it is a lifestyle opportunity waiting to be embraced. With its spacious layout and inviting features, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own.

# Horne Street, Bury, BL9 9HS

Offers Over £175,000



- Mid Terrace Property
- Fitted Kitchen
- On Street Parking
- EPC Rating C
- Three Bedrooms
- Open Plan Living
- Tenure Leasehold
- Three Piece Bathroom Suite
- Bursting with Potential
- Council Tax Band B

## Ground Floor

### Entrance Hall

15'1 x 5'10 (4.60m x 1.78m)

### Reception Room One

11'11 x 10'9 (3.63m x 3.28m)

### Reception Room Two

13'1 x 12'5 (3.99m x 3.78m )

### Kitchen

9'2 x 6'4 (2.79m x 1.93m )

### Conservatory

9'1 x 8'0 (2.77m x 2.44m)

## First Floor

### Landing

10'9 x 5'11 (3.28m x 1.80m)

### Bedroom One

12'11 x 12'9 (3.94m x 3.89m)

### Bedroom Two

12'9 x 11'7 (3.89m x 3.53m)

### Bedroom Three

8'0 x 5'10 (2.44m x 1.78m)

### Bathroom

6'0 x 5'10 (1.83m x 1.78m)



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