



Britain Street, Bury, BL9 9PD

Offers Over £200,000

SEMI DETACHED HOME WITH AMPLE LIVING SPACE

Situated on the charming Britain Street in Bury, this semi-detached home presents a wonderful opportunity for those seeking a family home with ample potential. The property boasts three generously sized bedrooms, making it an ideal choice for families or those looking to create a comfortable living space.

While the house requires some updating, it is bursting with possibilities, allowing you to put your personal touch on it and transform it into a fantastic residence. The three-piece bathroom adds convenience for family living, ensuring that daily routines can be managed with ease.

One of the standout features of this property is the spacious rear garden, which offers a perfect setting for outdoor activities, gardening, or simply enjoying the fresh air. This outdoor space is a rare find and adds significant value to the home, providing a private retreat for relaxation and entertainment.

With its prime location and the potential to create a dream home, this semi-detached property on Britain Street is not to be missed. Whether you are a first-time buyer or looking to invest in a family-friendly area, this house offers a unique opportunity to craft a living space that truly reflects your style and needs.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	66
(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.

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- Semi Detached Property
 - Fitted Kitchen
 - Spacious Rear Garden
 - EPC Rating E
- Three Bedrooms
 - Ample Living Space
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Bursting with Potential
 - Council Tax Band B

Ground Floor

Entrance Porch
6'11 x 3'1 (2.11m x 0.94m)
UPVC double glazed frosted front door, UPVC double glazed windows, tiled flooring and hardwood door to hall.

Hall
16'5 x 5'2 (5.00m x 1.57m)
UPVC double glazed window, central heating radiator, doors leading to two reception rooms, downstairs storage with boiler and stairs to first floor.

Reception Room One
12'11 x 11'1 (3.94m x 3.38m)
UPVC double glazed box window, central heating radiator, cornice coving, picture rail and television point.

Reception Room Two
14'5 x 11'1 (4.39m x 3.38m)
Central heating radiator, coving, gas fire with decorative surround and wooden mantel, wood effect flooring, door to kitchen and UPVC double glazed French doors to sun room.

Sun Room
9'8 x 7'8 (2.95m x 2.34m)
UPVC double glazed windows and roof with integrated blinds, wood effect flooring and UPVC double glazed French doors to rear.

Kitchen
17'3 x 7'7 (5.26m x 2.31m)
UPVC double glazed box window, UPVC double glazed window, central heating radiator, range of panelled wall and base units with laminate worktops, integrated oven with four ring induction hob, stainless steel sink and drainer with mixer tap, space for fridge freezer, plumbing for washing machine, tiled flooring and UPVC double glazed door to side elevation.

First Floor

Landing
8'4 x 7'6 (2.54m x 2.29m)
UPVC double glazed window, doors leading to three bedrooms and bathroom.

Bedroom One
12'11 x 11'1 (3.94m x 3.38m)
UPVC double glazed window and central heating radiator.

Bedroom Two
14'4 x 7'7 (4.37m x 2.31m)
UPVC double glazed window, central heating radiator and loft access.

Bedroom Three
10'10 x 7'6 (3.30m x 2.29m)
UPVC double glazed window.

Bathroom
7'7 x 5'0 (2.31m x 1.52m)
UPVC double glazed frosted window, heated towel rail, vanity top wash basin with mixer tap, dual flush WC, panel bath with mixer tap and overhead direct feed shower, PVC cladding to ceiling, spotlights and wood effect flooring.

External

Rear
Enclosed garden with laid to lawn, paving and bedding areas.

Front
Gated forecourt with paving.

