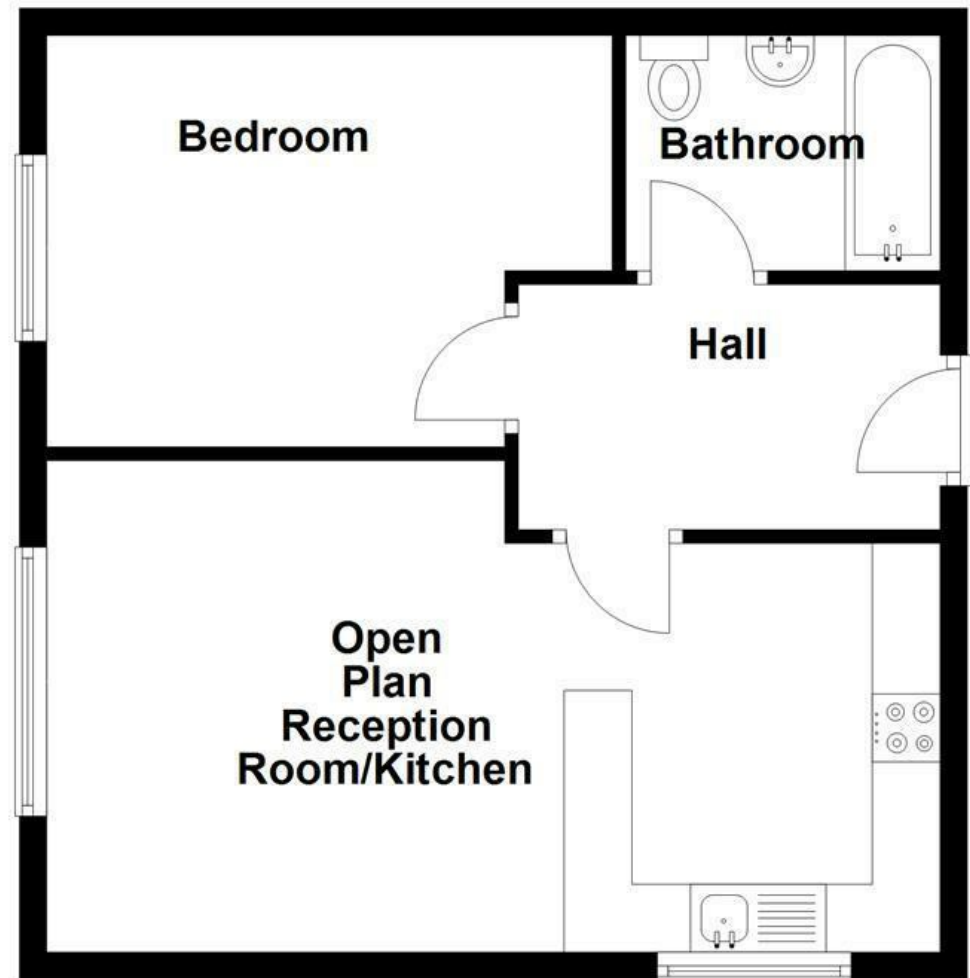


### Ground Floor



## Manchester Road, Bury, BL9 9TD

£110,000

AN IMPRESSIVE GROUND FLOOR FLAT

Nestled on Manchester Road in Bury, this impressive ground floor flat offers a delightful blend of modern living and convenience. The property has been beautifully presented and meticulously maintained, ensuring a welcoming atmosphere from the moment you step inside.

The spacious open plan kitchen and living area is perfect for both relaxation and entertaining, featuring contemporary fixtures and fittings that enhance the overall aesthetic. The apartment boasts a fantastic double bedroom, providing a comfortable retreat at the end of the day. With its neutral decoration, this home is ready for you to add your personal touch.

This property is ideally suited for first-time buyers or as a rental investment, given its attractive features and prime location. Residents will benefit from easy access to local bus routes, schools, and a variety of amenities, making daily life both convenient and enjoyable. Furthermore, excellent transport links to Manchester, Bolton, Rochdale, and major motorways ensure that commuting is a breeze.

In summary, this charming apartment on Manchester Road is a wonderful opportunity for those seeking a stylish and practical home in a vibrant area. Don't miss your chance to make this

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

# Manchester Road, Bury, BL9 9TD

£110,000



- Tenure Leasehold
- Council Tax Band A
- EPC Rating C
- Communal Off Road Parking
- Ideal First Time Buy Or Investment Opportunity
- Open Plan Living
- Viewing Essential
- On Double Bedroom
- Close Proximity To Local Amenities
- Easy Access To Major Network Links

## Ground Floor

Communal hall to door to entrance hall.

## Entrance Hall

10'2 x 4'11 (3.10m x 1.50m)

Central heating radiator, smoke alarm, wood effect laminate flooring, doors to open plan reception room/kitchen, bedroom and bathroom.

## Open Plan Reception Room/Kitchen

21'7 x 11'11 (6.58m x 3.63m)

Two hardwood double glazed windows, two central heating radiators, range of wood effect wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated electric oven, four ring gas hob, extractor hood, integrated fridge and freezer and washing machine, tiled splash back, integrated boiler, television point and wood effect laminate flooring.

## Bedroom

13'8 x 9'11 (4.17m x 3.02m)

Hardwood double glazed window and central heating radiator.

## Bathroom

7'8 x 5'8 (2.34m x 1.73m)

Heated towel rail, panel bath, overhead electric feed shower, pedestal wash basin, low flush WC, extractor fan and tiled effect flooring.

## External

Off road parking on communal car park.



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